

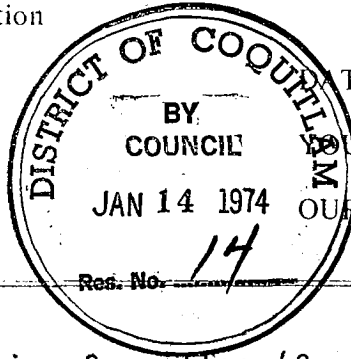
DESIGN COMMITTEE MINUTES

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: ADVISORY PLANNING COMMISSION.
FROM: DESIGN COMMITTEE
SUBJECT: Design Committee Minutes
January 2, 1974.

DEPARTMENT:
DEPARTMENT:



DATE: JAN 2, 74.
YOUR FILE:
OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, January 2, 1974, at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mr. J. Finlay
- Mr. K.D. Harford
- Mr. R. D. Insley
- Mr. K. R. Webber

GUEST:

- Mr. B.H. Falcon, Fire Chief

STAFF:

- Mr. E. A. Tiessen, Deputy Planning Director
- Mr. S. Jackson, Current Planner

1. Z-69-73 PROPOSED 56-UNIT MOTEL AT GUILBY AND LOUGHEED HIGHWAY - 1ST PRELIMINARY REVIEW

The plans received in the Planning Department December 31, 1973, have not been reviewed for compliance with the Zoning By-Law but this application was received by the Committee in order not to jeopardize the possibilities of going to Public Hearing during January. The Committee reviewed the plans and found the general appearance to be good, and one which would be a positive addition to the area. The Lougheed Highway face with its buttress walls are especially appealing.

The Committee appreciates the Project Architect's concern for aesthetics as in the integration of the air conditioning units, but suggests that this could be carried further by continuing the louvred enclosures from the roof to the ground; and feels that the fenestration and the ventilating units in the inner court area should be reviewed to better carry out this integration.

The Committee finds the landscaping satisfactory, and is pleased with the proposed planting to the rear and adjoining the residences on Edgar Avenue. The berming is

particularly appropriate, but consideration might be given to raising the berm somewhat on the Loughheed frontage for a more effective noise barrier.

The Committee expects the signing to reflect the high standard set by the remainder of the design.

PRELIMINARY PLANS ACCEPTABLE

2. ADVISORY PLANNING COMMISSION RESOLUTION NO.2753 DECEMBER 19, 1973.

The Commission requested the Design Committee to review the proposal for the commercial building at 335 North Road, while noting that there would be enforcement difficulties.

The Committee reviewed the original plans for the project, were not satisfied, and suggested that the applicant seek professional advice. The revised plans submitted showed some improvement but were still considered unsatisfactory, and suggested that the applicant meet with the Current Planner to discuss the matter. The Committee realized that a building permit for the project could not be withheld since the applicant complied with all By-Law requirements, and co-operated to the extent of submitting revised plans. Therefore the Committee left room for the Planning Director to negotiate further improvements in the appearance of the building. While the Committee would have preferred a better design solution, it notes that the final plans accepted are superior to the original and first revised versions, and cannot pursue the matter any further.

3. Z-61-73 - PROPOSED MULTI-STOREY HOTEL AND MULTI-STOREY OFFICE AND COMMERCIAL COMPLEX AT 405 NORTH ROAD - 2ND PRELIMINARY REVIEW

The Committee reviewed the scale model and the original plans and agrees that the development concept is desirable in this location.

The Committee discussed this project with the Fire Chief who was of the opinion that modern sprinkler systems with their improved sensing devices are capable of putting out fires with minimal water damage. It appears that from a fire safety viewpoint, an eight storey limitation may not be valid for the location and uses proposed, if the structures are fully sprinklered to the standards required by the Fire Chief.

Design Committee Minutes
January 4, 1974.

Z-61-73 cont'd...

The Committee is concerned, however, that:

- 1) The overall concept does not appear to hold together very well. The basic problem may be that the project is not working with the existing grades, and suggests that the Project Architect may find that a fundamental re-evaluation is required.
- 2) The parking concept and the traffic accesses and circulation require detailed consideration. The Committee is pleased that the applicant is attempting to finalize arrangements for a traffic and parking study by a firm with some expertise in the field.

In brief, the Committee, at this time, is concerned more with the overall design, traffic, parking arrangements and building accesses than with the shapes and heights of the structures. The Project Architect is requested to discuss this proposed development with the Deputy Planning Director and the Current Planner since they are conversant with the expressed views of the Committee members.


REVISED PLANS REQUESTED

4. Z-67-73 - PROPOSED JUNIOR SECONDARY SCHOOL AT ROCHESTER AVENUE AND HAMMOND STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department December 13, 1973 and found the general appearance good. The Committee is concerned with the following:

- 1) Some textural relief and variety in the building surface is required to avoid the monolithic appearance of Charles Best School, and would therefore like further information regarding the details of exterior finish.
- 2) The proposed siting places the school very close to the three houses remaining on Rochester Avenue and suggests that it would be desirable to integrate these three properties into the school site.
- 3) Pedestrian access from Rochester Avenue at the northwest corner of the site should be provided.

FURTHER INFORMATION
REQUESTED


S. Jackson, Secretary

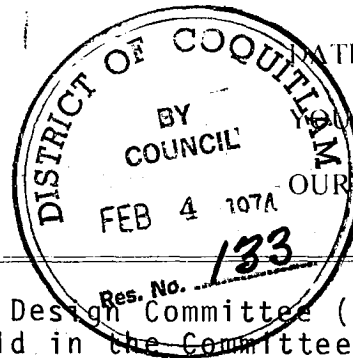
DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

FROM: Design Committee DEPARTMENT:

SUBJECT: Design Committee Minutes
January 23, 1974



DATE: Jan. 23, 1974

YOUR FILE:

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, January 23, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. J.H. Finlay
Mr. K.D. Harford
Mr. R.D. Insley
Mr. K.R. Webber

STAFF:

Mr. E. Tiessen, Deputy Planning Director
Mr. S. Jackson, Current Planner

GUESTS:

Mr. R. Pedersen, Architect
Mr. F. Koldewyn of R. Pedersen's office
Mr. H. Pelzer of N.D. Lea & Associates

1. Z-61-73 - PROPOSED OFFICE AND COMMERCIAL COMPLEX AT
405 NORTH ROAD NORTH OF LOUGHEED HIGHWAY - 2ND PRELIMINARY
REVIEW

The Committee heard a presentation from the project architect. After a lengthy discussion with the architect, the project was further discussed in camera.

The Committee feels that two issues which are beyond its jurisdiction need to be resolved:

- 1) Two 12-storey high-rise towers are proposed for hotel and office use; the Fire Chief has stated that with full sprinkler systems and proper smoke control provision in both buildings, and with structural design of the parkades to accommodate access by fire apparatus, this height would be acceptable. The Committee has no objection to the proposed 12-storey height, but notes that Council has set an 8-storey limit for apartment towers.

Design Committee Minutes
January 23, 1974

Z-61-73 cont'd

- 2) The Committee is concerned about the problem of traffic generated by this proposal and how this traffic can be taken on to and off the site. To this end, the Committee had hoped to have the benefit of a thorough review by the applicant's traffic consultant, N.D. Lea and Co., but such a study has not yet been done.

Turning to the design considerations which are normally reviewed by the Committee, the Committee finds the revised site planning very much improved. The Committee is particularly impressed with the improvements made to the on-site circulation pattern; to the design of parking structures facing Westview Street and Rochester Avenue; and to the handling of the area between the hotel and the existing high-rise tower on Westview Street. In reviewing the further evolution of plans, the Committee will be paying particular attention to the following points:

- 1) Balance of elements in the exterior design of the two towers; the massing model indicates an asymmetrical treatment of the hotel tower, which the Committee finds unsatisfactory.
- 2) Exterior textures and patterns; the Committee is particularly concerned that the impact of the parking structure be softened.
- 3) Approach to landscaping; the Committee commends the proposed roof garden near the office tower, and suggests a similar approach over the convention facility.
- 4) Noise control for the parking structures; these should probably have solid walls where facing Westview Street and should have acoustical treatment to control noise emanating from tire squeal.

In summary, the Committee feels the architectural planning of the project is proceeding in the right direction, and that the present site planning could be an adequate basis for proceeding to more detailed architectural drawings, provided that no major changes are required as a result of the traffic study.

REVISED PLANS REQUESTED

2. Z-65-73 - PROPOSED 36 UNIT STRATA TITLE APARTMENT BUILDING AT WESTVIEW STREET AND SIDNEY AVENUE - 1ST PRELIMINARY REVIEW

The revised #2 preliminary plans received in the Planning Department January 18, 1974 were found acceptable for preliminary purposes.

Design Committee Minutes
January 23, 1974

Z-65-73 cont'd

The character of the building is appealing and the Committee would like to see this design concept pursued; noting that the coloured perspective shows grades which may not reflect the site under consideration. The plans show well designed corridors, and the fire wall appears to be satisfactory.

The Committee suggests that a projecting roof overhanging soffit may improve the appearance of the building in the areas where it has a flat roof. In further reviews, it is expected that the detailed landscape plans will include a children's play area.

ACCEPTABLE FOR PUBLIC HEARING

3. Z-3-74 - PROPOSED 12 BUILDING INDUSTRIAL WAREHOUSE AND
COMMERCIAL COMPLEX AT 2500 CAPE HORN AVENUE WEST OF ESSONDALE -
1ST PRELIMINARY REVIEW

The Committee reviewed the plans received January 10, 1974 and the coloured perspective received January 11, 1974, and finds the design concept for warehousing satisfactory. However, the Committee believes that very careful consideration must be given by Council and the Advisory Planning Commission to two fundamental questions regarding this particular development. They are as follows:

- 1) A study should be made to see if there is a visual conflict with the existing and proposed residential development on the hill overlooking the site from the north. At present there would be no practical way to reduce such visual conflict if it exists; and
- 2) The noise factors involved in the obviously increased amount of traffic, probable movements of heavy duty trucks and employees' vehicles for such a large project.

The Committee believes that any design problems can be resolved with a more complete review, but suggests that the Advisory Planning Commission should first make the decision regarding the desirability of the proposed land use for this particular site.

REFERRED TO THE ADVISORY
PLANNING COMMISSION

Design Committee Minutes
January 23, 1974

4. PROPOSED COMMERCIAL BUILDING AT 822 BRUNETTE AVENUE WEST
OF BLUE MOUNTAIN STREET - 1ST PRELIMINARY REVIEW

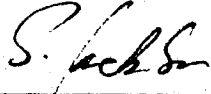
The Committee reviewed the plans received January 7, 1974 and is aware that there is a problem regarding compliance with the Zoning By-law relative to parking which the applicant hopes to appeal to the Board of Variance.

The overall appearance of the proposal is appealing and the Committee likes especially the imaginative treatment of the retaining wall which employs the landscaping behind it, for an effective visual appearance, and also the novel treatment of the covered balcony.

The Committee would like to see this proposal again when it is presented as part of a building permit application, and at that time will be looking for a textured treatment of the retaining wall concrete, and landscaping details which should include planting in the rear.

PRELIMINARY PLANS ACCEPTABLE

SJ/ci



S. Jackson,
Secretary

DISTRICT OF COQUITLAM

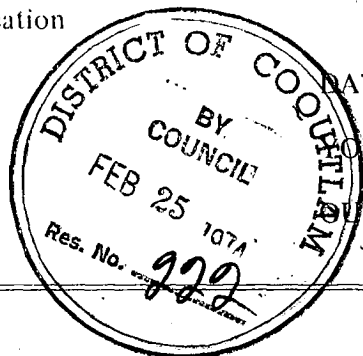
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

FROM: Design Committee

DEPARTMENT:

SUBJECT: Design Committee Minutes
February 13, 1974



DATE: Feb. 13, 1974

OUR FILE:

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, February 13, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mr. J.H. Finlay
- Mr. K.D. Harford
- Mr. R.D. Insley
- Mr. D.W. Nichols
- Mr. I.H. Sorensen

STAFF:

Mr. S. Jackson, Current Planner

1. Messrs. Dave Nichols and Ivan Sorensen were welcomed and congratulated on their recent appointment to the Committee.
2. Z-29-72 - 54 SUITE TWIN APARTMENT BUILDINGS AT 1055 and 1065 HOWIE AVENUE AT MARMONT STREET - 1ST REVIEW OF REVISED LANDSCAPE PLANS

The Committee reviewed the as-built landscape plans received in the Planning Department January 17, 1974 and tabled them for an on-site inspection by Committee members.

TABLED FOR ON-SITE INSPECTION

3. Z-551 - 54 SUITE APARTMENT AT 625 COMO LAKE AVENUE EAST OF CLARKE ROAD - 1ST REVIEW OF REVISED LANDSCAPE PLANS

The Committee reviewed the as-built landscape plans received in the Planning Department January 24, 1974 and considers the increased plant list and the quality of the design a distinct improvement over the original submission; and thus finds the plan acceptable.

ACCEPTABLE

Design Committee Minutes
February 13, 1974

3. B-1672 - PROPOSED WAREHOUSE AT 1204 PIPELINE ROAD NORTH OF
GLEN DRIVE - 1ST REVIEW

The plans received in the Planning Department February 7, 1974 were found acceptable. The landscaping plan is well suited to the project. The submission of colour chips was appreciated since the colours used on the perspective drawing did not reflect accurately the proposed colour scheme.

The Committee suggests that the applicant may wish to consider:

- a) If the loading is expected to occur outdoors, he may be advised to add a canopy above the doors as a functional element for bad weather.
- b) That the office exterior might blend in better with the warehouse section if the wainscoting was kept as a horizontal element at door height level throughout the office building. Also, if the horizontal panels on the second storey of the offices were replaced by vertical panels, the structural appearance would be enhanced.

ACCEPTABLE

4. B-1615 - PROPOSED COMMERCIAL BUILDING AT 938 BRUNETTE AVENUE
WEST OF WOOLRIDGE STREET - 2ND REVIEW

The plans received in the Planning Department January 23, 1974 show a substantially improved treatment of the open space area in the front of the project. It is assumed that the concrete retaining wall around the planters will be a free-flowing curb with a constant slope from the higher to the lower level. The Committee appreciates the Project Architect's efforts to achieve this attractive planting area.

ACCEPTABLE

5. B-1676 - PROPOSED ADDITION TO SCHOOL BOARD OFFICES AT 550 POIRIER
STREET NORTH OF KING ALBERT AVENUE - 1ST REVIEW

The plans received in the Planning Department January 18, 1974 and the coloured elevations and blow-up photographs of a scale model received February 5, 1974 show a project which is acceptable as to design. The information presented did not indicate the timing of the proposed three-stage development, and the Committee is concerned with the impact of a project of this magnitude on the area.

Design Committee Minutes
February 13, 1974

B-1676 cont'd

The submitted plans do not include details of the landscaping, and this would be an important element in the proposal. Also, the parking is not shown on the drawings, and this could be a major factor in the appearance of this project.

Concern was expressed regarding the lack of continuity of the cedar trellis at the entrance from Poirier Street to the main building. Consideration might be given to carrying this element around the entry space or wrapping it back. The Committee would appreciate clarification of this matter from the Architect.

The Committee is concerned that if the three stages of the development are proposed for implementation in the near future, that:

- a) The Advisory Planning Commission give serious consideration to the impact this development will have on the overall area, bearing in mind the long range objectives for civic uses in the area.
- b) The applicant be requested to submit for the Commission's review an overall site plan which includes other properties in the vicinity.

REVISED PLANS REQUESTED

6. Z-66-73 - PROPOSED 26 SUITE STRATA TITLE APARTMENT AT 959-1007 HOWIE AVENUE - 2ND PRELIMINARY REVIEW

The landscape plans received in the Planning Department January 18, 1974 were found acceptable. However, the applicant is requested to consider:

- a) installing a children's play area on the east side of the project; and
- b) providing open space or patio areas at the north-east and north-west corners of the building.

ACCEPTABLE FOR PUBLIC HEARING

Design Committee Minutes
February 13, 1974

7. B-1686 - PROPOSED INDUSTRIAL BUILDING AT 915 TUPPER AVENUE
EAST OF BLUE MOUNTAIN STREET - 1ST REVIEW

The plans received in the Planning Department January 24, 1974 were found acceptable for building permit issuance. The Committee would, however, like to see sample colour chips of the paint colours of the doors and concrete blocks, as well as the stain proposed for the siding. It is assumed that the siding may be of cedar, possibly treated; and if this is so, the applicant may wish to consider staining the doors a darker colour than that shown on the coloured perspective. Also, the garbage area is not shown on the plans, and the Committee expects that this area may be enclosed and screened to match up with the building.

ACCEPTABLE

8. Z-4-74 - PROPOSED COMMERCIAL BUILDING AT LOUGHEED HIGHWAY
AND CHRISTMAS WAY - 1ST REVIEW

The plans received in the Planning Department January 14, 1974 show a site layout which does not take into account possible pedestrian linkages with the larger commercial development to the north-west. A landscaping proposal made earlier under a previous application for this site showed a linkage following a request by the Committee.

The facade of the development shows an unimaginative treatment, although the decision to face the development inward toward the existing Monterey Mall is a positive approach.

The Committee requests the applicant to reconsider its relationship with the larger development to the north-west and the Justice Building; and that considerations of maximum allowable density and minimum parking requirements be tempered with a view to preparing a better quality development for this highly visible location.

REVISED PLANS REQUESTED

9. B-1396 - PROPOSED THREE HIGH-RISE APARTMENT BUILDINGS AT
GATENSBURY STREET AND AUSTIN AVENUE - 3RD REVIEW

The plans received February 5, 1974 show proposed changes in the use of exterior materials and the Committee would appreciate either a revision of the coloured perspective or preferably a modification of one only building in the model showing the changes proposed.

Design Committee Minutes
February 13, 1974

B-1396 cont'd

The Committee is unhappy with the solutions proposed by the applicant to the Committee's earlier request for a terraced landscape to resolve the by-law problem of the projecting underground parking structure. The proposal does not achieve the spirit, the aesthetic appearance, nor the quality the Committee is seeking.

The Committee repeats its concern for the retention of as much of the natural foliage as possible.

REVISED MODEL REQUESTED

10. B-933 - PROPOSED COMMERCIAL BUILDING AT 511 COTTONWOOD AVENUE, EAST OF CLARKE ROAD - 6TH REVIEW

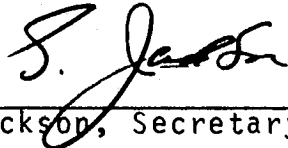
The letter dated February 8, 1974 from the project contractor was discussed by the Committee and the proposal to match the brick colour to that of the existing building on the site is acceptable, however, if the colour cannot be matched, the original golden colour bricks should be employed.

The proposal to convert to the use of glulam trusses and plywood decking is acceptable providing the fascia detail remains as shown on the plans accepted earlier. The proposal to delete the use of giant bricks on the east and west walls is not acceptable.

The Committee reiterates its request for a wide staircase. This may be located at the east side of the proposed building to encourage pedestrian traffic between this project and the existing development to the north, and this should be linked to the sidewalk in front of the proposed building.

ACCEPTABLE WITH CONDITIONS

SJ/ci



S. Jackson, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Feb. 27, 1974

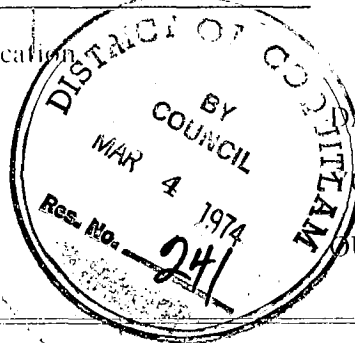
FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
February 27, 1974

YOUR FILE:



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, February 27, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. D. Nichols
Mr. I. Sorensen

STAFF:

Mr. E. Tiessen, Deputy Planning Director

1. Z-29-72 - TWIN APARTMENT BUILDINGS AT 1055 & 1065 HOWIE AVENUE
(2ND REVIEW OF REVISED LANDSCAPING)

Members of the Committee have inspected the landscaping on site, and while the frontage on Howie Avenue and the strip along the lane are acceptable, the whole of the area over the parking structures is unsatisfactory and gives the appearance of a gravel wasteland. The mounded areas are too small to have any effect, and the amount of plant material is inadequate. The Committee recommends that the Municipality not release the landscape bond until the landscaping has been considerably improved and augmented, and also recommends that the applicant seek qualified professional advice in upgrading the landscape plan.

REVISED PLANS REQUESTED

2. B-1676 - ADDITION TO SCHOOL BOARD OFFICES AT 550 POIRIER STREET
(2ND REVIEW)

The revised plans reviewed by the Committee appear to have been slightly amended to comply with several by-law amendments, but are otherwise unchanged from those reviewed on February 13. The Committee is still concerned that:

Design Committee Minutes
February 27, 1974

- The site plan gives no indication that the siting of the addition has been co-ordinated with the overall planning of the municipal social-recreation complex; in particular, the site plan does not indicate how parking for future stages of the office addition will be accommodated.
- No details of landscaping are shown; the Committee is aware that the Provincial funding formula makes the provision of landscaping difficult for the School District, but notes that the other school districts appear able to provide at least some landscaping for their buildings.
- The proposed treatment of wooden trellis seems incomplete and inconsistent, particularly at the south-east corner of the complex where the trellis is broken, rather than providing shelter over the main entrance. If the Architect has specific reasons for wishing to retain the treatment now proposed, the Committee would appreciate receiving his comments in this regard.

REVISED PLANS REQUESTED

3. B-933 - ADDITION TO COMMERCIAL BUILDING AT 511 COTTONWOOD AVENUE - (5TH REVIEW - This review confined to fascia detail)

The Committee strongly recommends that the fascia detail be as shown on the coloured perspective and the plans received by the Planning Department on July 5, 1973, but has no objection to issuance of the building permit.

APPROVED (NOTE RECOMMENDATION)

4. PRELIMINARY PLANS FOR PROPOSED ADDITION TO ICE ARENA, POIRIER STREET NEAR FOSTER AVENUE (PRELIMINARY REVIEW REQUESTED BY ARCHITECT)

The Committee feels that the essential problem with this project will be to find unifying elements to tie the existing buildings and the addition together (noting that the addition will be fully visible from Laurentian, which may in future be a major street). Examples of such unifying elements might be an overall colour scheme, and/or an overall fascia design, repeated on the existing buildings as well as the addition. Obviously, such an approach will require some budget allocation for minor work on the existing buildings.

Design Committee Minutes
February 27, 1974

Another concern the Committee has is that the planning of this addition fit in with the overall planning for the social-recreation complex. For example -

- the provision of adequate parking,
- the provision of covered walkways (in the present case, a covered walkway from the arena entrance to a bus stop on Poirier Street would certainly be desirable).

Finally, when a formal application is made on this project, the Committee would appreciate receiving coloured photos of the existing building elevations, and a model of the whole arena complex.

5. B-1686 - INDUSTRIAL BUILDING AT 915 TUPPER AVENUE
(Final review of colour details)

The Committee finds the proposed colour scheme acceptable.

APPROVED

6. DESIGN COMMITTEE PROCEDURES


Mr. Tiessen discussed rezoning procedure with the Committee, and the various situations involving design review. There was some discussion of the Committee's operation, and the following points were made:

- a) Mr. Tiessen undertook to supply Committee members with a flow chart, showing where design review comes into the rezoning process.
- b) Committee members asked if they could be notified by telephone on the Monday before a meeting what items would be on the agenda, and where these are located; in this way at least several members could inspect the site before the meeting.
- c) Where items for review fit within an area plan, the Committee would appreciate having the overall plan available at their meeting. An example would be the 1971 J.F. Gilmour plan for the civic centre, which provides the context for both the School Board office addition and the Ice Arena addition.

Design Committee Minutes
February 27, 1974

- d) The Committee requested that supplies such as tracing paper, felt pens and pencils be made available at meetings, to aid in the analysis of items under review.

ET/ci


Eric Tiessen, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Mar. 13, 1974

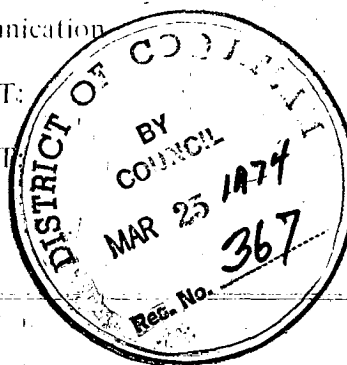
FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
March 13, 1974

OUR FILE:



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Council Chambers on Wednesday, March 13, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. R.D. Insley
Mr. D.W. Nichols
Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. Z-29-72 - TWIN APARTMENT BUILDINGS AT 1055 AND 1065 HOWIE AVENUE AT MARMONT STREET - 3RD REVIEW OF REVISED LANDSCAPING

The Committee heard a presentation from the Project Contractor following which the project was discussed in camera.

The revised landscape plan submitted to the Planning Department March 5, 1974 retains the insensitive concept of the earlier submissions, with its barren rear yard. The Committee reiterates its recommendation that the applicant seek qualified professional advice to upgrade the plan.

The Committee suggests that the applicant may wish to consider alternatives such as:

- a) a continuous free form mounding which could be used to enhance the seating area;
- b) breaking up the overall space in the rear of the buildings;
- c) planting some tall specimens of plants in the rear yard.

REVISED PLANS REQUESTED

Design Committee Minutes
March 13, 1974

2. B-312 - APARTMENT BUILDING AT 544 SIDNEY AVENUE AT WESTVIEW STREET - 1ST REVIEW OF REVISED EXTERIOR

The Committee reviewed the plans and letter received March 8, 1974 from the Project Developer, and heard a verbal report from the Current Planner regarding the problem of serious water seepage in the building during driving rains. The proposal presented suggests cladding the east and west walls with aluminum siding.

Extreme concern was expressed regarding the proposed solution since this structure is one of the better designed apartments in the Municipality and one which received an award. The Committee feels that materials are available which would resolve the problem in an aesthetically pleasing manner without destroying the appearance of the building, and the applicant is urged to explore other avenues to this end. The applicant is urged to seek advice from persons who may have expertise in the field, such as the B.C. Research Council, the Master Painters and Decorators, and Canadian Refractories regarding alternative solutions.

Before giving approval to the submitted plans, the Committee would have to see details of the transition of materials, e.g. at the windows and corners; a visual expression of the changes detailing such information as how the material will be stopped at the ends and how the walls will be treated to assure some break-up of the large siding areas.

REVISED PLANS REQUESTED

3. B-1672 - PROPOSED WAREHOUSE AT 1204 PIPELINE ROAD NORTH OF GLEN DRIVE - 2ND REVIEW

The applicant is commended on the changes being proposed. The Committee finds the revisions in the plans and the colour choice acceptable.

ACCEPTABLE

Design Committee Minutes
March 13, 1974

4. Z-4-74 - PROPOSED COMMERCIAL BUILDING AT LOUGHEED HIGHWAY
NORTH OF CHRISTMAS WAY - 2ND PRELIMINARY REVIEW

The Committee assumed that the revised preliminary plans received March 11, 1974 in the Planning Department show exterior materials which match up in materials and colours with the larger shopping centre to the north-west and were found acceptable for Public Hearing.

If this project proceeds, detailed plans will be reviewed by the Committee. At that time, the following matters will be considered in depth:

- a) Some protection for pedestrians during inclement weather. This may be incorporated into the design as a cantilevered feature.
- b) The linkage between this project and the adjacent shopping centre which is presently tenuous.
- c) The solution for servicing and garbage storage for each unit. (The overall garbage holding area in the south is acceptable.)
- d) The landscape plan and its relationship with the existing planting in the area.
- e) The screening of the mechanical equipment on the roof, which should be effective but aesthetically done.

ACCEPTABLE FOR PUBLIC HEARING

5. Z-9-74 - PROPOSED 36 SUITE STRATA TITLE APARTMENT AT 552
DANSEY AVENUE EAST OF WESTVIEW STREET - 1ST PRELIMINARY REVIEW

The plans submitted to the Planning Department March 6, 1974 were found to be aesthetically pleasing and the intent of the design is satisfactory. The Committee, however, has serious reservations about the proposed amendment to the Zoning By-law which would remove the restriction on the height permitted for underground parking structures. The applicant might do well to consider alternative solutions which are permitted by the zoning regulations, which to date have appeared to work well. Basically this would involve stepping the building to conform to the grade, and to avoid a four-storey section at the south-west corner.

Design Committee Minutes
March 13, 1974

Z-9-74 cont'd

The Committee agrees with some of the applicant's comments contained in his March 13, 1974 letter to the Planning Department - high retaining walls are unsatisfactory, and recreational facilities below grade are undesirable - but acceptable alternatives are available within the Zoning By-law. The Committee takes exception to his views on terracing and questions the need for one level of building since this structure does not appear to be aimed at senior citizens or some other clientele incapable of using stairs.

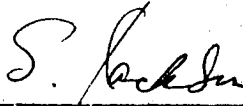
The Committee likes the offsets in the building elevations and appreciates the exterior perimeter of the structure, providing it is constructed in compliance with the existing by-law. If this is not the case, the Committee:

- a) wishes to see an alternative solution for the south-west corner of the building;
- b) would like clarification of the apparent inconsistencies between the plot plan and the elevation drawings; for example, the south-east and south-west corners;
- c) is concerned that the coloured perspective may not illustrate the problem of the elevation on the site;
- d) would like to study in depth the effects of the applicant's proposals, since the analysis he made may not be relevant to all projects.

The Committee finds the general design approach acceptable for presentation to Public Hearing, provided that the plans are amended to meet existing by-law requirements as to grades.

REVISED PLANS REQUESTED

SJ/ci



S. Jackson, Secretary

D.H. 5
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DISTRICT OF COQUITLAM

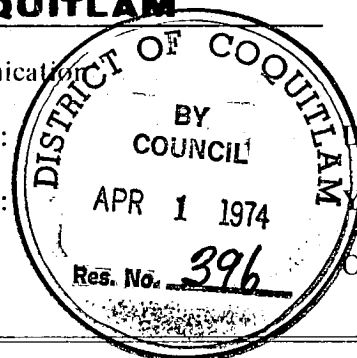
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Mar. 27, 1974

FROM: Design Committee

DEPARTMENT:



YOUR FILE:

SUBJECT: Design Committee Minutes
March 27, 1974

YOUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, March 27, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. J.H. Finlay
Mr. K.D. Harford
Mr. R.D. Insley
Mr. D.W. Nichols
Mr. K.R. Webber

STAFF:

Mr. E. Tiessen, Deputy Planning Director
Mr. S. Jackson, Current Planner

1. Z-9-74 - PROPOSED 36 SUITE STRATA TITLE APARTMENT AT 552 DANSEY AVENUE, EAST OF WESTVIEW STREET - 2ND PRELIMINARY REVIEW

The Advisory Planning Commission, on March 20, 1974, by Resolution No. 2796, tabled this application to allow the Planning Department an opportunity to bring forward alternative by-law amendments dealing with the problem of relating the height of parking structures to finished grades on apartment sites. The Deputy Planning Director, employing various elevation and cross section drawings of this proposed project and other developments on sloping sites, discussed the problem with the Committee.

Following considerable comment, the Committee suggested that the proposal to amend the Zoning By-law be based upon a relatively simple formula involving height limitations on retaining walls, and angle of slope to the property line. A slope of 1 ft. rise to 4 ft. run was suggested relative to exterior lot lines, with a more limiting angle on interior lot lines, to ensure adequate daylighting as between buildings.

Following this discussion on the general problem, the Committee again reviewed the plans for application Z-9-74. After considerable analysis, it was concluded that given the existing site conditions, stepping the building down the slope from north to south is the best solution, and the Committee

Design Committee Minutes
March 27, 1974

Z-9-74 cont'd

therefore requests the applicant to submit revised plans which reflect this solution.

REVISED PLANS REQUESTED

2. B-1818 - PROPOSED COMMERCIAL BUILDING AT 1121 AUSTIN AVENUE,
EAST OF MARMONT STREET - 1ST REVIEW

The plans received in the Planning Department on March 18, 1974 show a building which contains more than one theme. The applicant is requested to re-study the project, with a view to designing a structure which shows some consistency, and carries through one or another of the treatments. This is particularly important on the subject site which double fronts and is therefore highly visible on both Austin Avenue and Ridgeway Avenue.

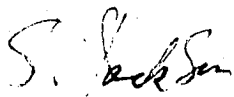
REVISED PLANS REQUESTED

3. B-1707 - PROPOSED ADDITION TO THE MEDICAL BUILDING AT 949 COMO
LAKE AVENUE AT BLUE MOUNTAIN STREET - 1ST REVIEW

The plans received March 14, 1974 show an acceptable addition to an existing structure. The Committee assumes that the colours of the addition will be compatible with the main building.

ACCEPTABLE.

SJ/ci


S. Jackson, Secretary

DISTRICT OF COQUITLAM

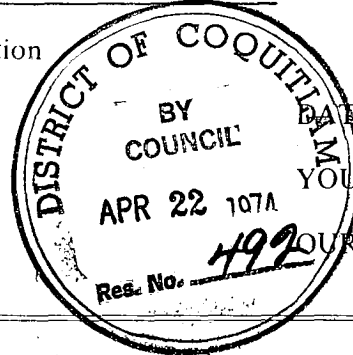
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

FROM: Design Committee

DEPARTMENT:

SUBJECT: Design Committee Minutes
April 10, 1974



A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, April 10, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. J.H. Finlay
Mr. K.D. Harford
Mr. D.W. Nichols
Mr. K.R. Webber

STAFF:

Mr. E. Tiessen, Deputy Planning Director
Mr. S. Jackson, Current Planner

1. B-1818 - PROPOSED COMMERCIAL BUILDING AT 1121 AUSTIN AVENUE EAST OF MARMONT STREET - 2ND REVIEW

The Committee reviewed the plans submitted to the Planning Department March 18, 1974 and the revised colour perspective received April 8, 1974 and found the revised concept acceptable. The proposed colour scheme is also acceptable.

ACCEPTED

2. Z-9-74 - PROPOSED 36 SUITE STRATA TITLE APARTMENT AT 552 DANSEY AVENUE, EAST OF WESTVIEW STREET, AND ADVISORY PLANNING COMMISSION RESOLUTIONS NO. 2805 AND 2806 OF APRIL 3, 1974

On April 3, 1974 the Advisory Planning Commission passed the following resolution :

"That the matter of a by-law amendment in regard to Section 403 (3)(c) of the Zoning By-law (dealing with the elevation of underground parking structures relative to finished site grades) be referred back to the Design Committee for a specific recommendation, based on further refinement of Alternative No. 3 as set out in the Planning Department's report of April 3, 1974, and incorporating the consensus of the Commission's discussion on this matter. CARRIED"

Under Resolution No. 2806, the Commission also asked the Committee to reconsider its previous recommendation on application Z-9-74.

Design Committee Minutes
April 10, 1974

Z-9-74 cont'd

"That the Commission approve the Design Committee report of March 27, 1974, with the exception of Item No. 1, dealing with application Z-9-74, which item the Commission refers back to the Design Committee for reconsideration in conjunction with Resolution No. 2805. CARRIED"

After considerable further analysis and discussion of grade relationships between parking structures and property lines, the Committee recommends that Section 403(3)(c) of the Zoning By-law which now reads:

"An underground structure may be sited in any portion of a lot provided that no structure shall have an exterior wall projecting more than 4 feet in height above the finished grade at the nearest point on a lot line, except as limited elsewhere by this By-law."

be amended to read:

"An underground structure may be sited in any portion of a lot, except as limited by Section 403(7), provided that such structure shall at no point project more than 4 feet above finished grade, except at driveway and stairwell entrances."

This amendment would retain the 4 foot limit on projection above finished grade, but would remove from the by-law any reference to the grade relationship to property lines. This grade relationship would be reviewed by the Design Committee in the case of each application, and to ensure equitable treatment to all applications, the Committee will employ the following guidelines:

1. That the underground structure comply with Section 403(3)(c) as amended, i.e. that it does not project more than 4 feet above finished grade at any point, except for driveways and stairwells.
2. That the top of the underground structure not project above a 3 to 5 slope, taken at right angles from the existing grade at any point along the nearest property line.
3. That landscaped areas between such underground structures and the nearest property line generally not exceed a finished slope of 1 to 4.
4. That where a retaining wall is used to raise the finished elevation at the property line, or between the property line and underground structure, in order to achieve 1 to 4 finished slopes, that such retaining walls not exceed 4 feet in height.

The Committee recommends that these guidelines be distributed to applicants at the time an application for apartment zoning is made, so that the architect will be aware of the Committee's guidelines when preparing preliminary plans.

Design Committee Minutes
April 10, 1974

7-9-74 cont'd

The Committee then reviewed the specific plans for application Z-9-74, as requested by APC Resolution 2806, and applied the above guidelines. In order to comply with these guidelines, the Committee recommends that the plans for this project be amended to:

1. Drop the top slab of the parking structure about 2 feet. (The project could also comply if the south-west corner of the building and underground structure were set back further from the west property line, or if the south section of the building were stepped down one-half storey.)
2. Remove the four-storey effect at the south-west corner by adjusting the landscaping so the basement wall does not project more than 4 feet above finished grades.
3. Change the landscaping, using a terraced approach if necessary, so that finished landscaping conforms to a 1 in 4 slope as closely as possible.

As stated at the March 13, 1974 meeting, the Committee finds the design acceptable for presentation to Public Hearing, subject to resolution of the grade problem.

REVISED PLANS REQUESTED

3. B-312 - APARTMENT BUILDING AT 544 SIDNEY AVENUE AT WESTVIEW STREET - 2ND REVIEW OF REVISED EXTERIOR

The Committee heard the letter from the Project Architect dated April 8, 1974 stating that the owners of the property will be applying the product "Guardman Sealer #2" to resolve the water seepage problem, and that this method of water-proofing will be tested and carried out before alternative solutions, i.e. aluminum siding, or others, are applied. The Committee accepts the solution proposed and is pleased that the exterior appearance of the building will not be altered.

ACCEPTED

Design Committee Minutes
April 10, 1974

7-20-72 TWIN APARTMENT BUILDINGS AT 1055 AND 1065 HOWIE
AVENUE AT MARMONT STREET - FINAL REVIEW OF REVISED LANDSCAPING

The Committee reviewed the revised landscaping plan prepared by the Project Architect and submitted to the Planning Department April 3, 1974, and finds it acceptable. The Committee is concerned that the proposal will only be effective if the river rock installation complies with the minimum 2½" size specified.

ACCEPTED

5. Z-18-74 - PROPOSED 96 SUITE, TWO BUILDING STRATA TITLE
APARTMENTS AT 575 AUSTIN AVENUE, SOUTH-WEST CORNER OF GOLF
COURSE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans and colour perspective submitted to the Planning Department April 3, 1974. The Committee appreciates the simple expression of materials employed, the well defined units and the design of the usable balconies.

The Committee recognizes that there are peculiar difficulties in building to eight storeys, but recommends that the Project Architect consider a more creative solution which might include a revised treatment of the penthouse and stairwell into a more unified unit, with a more fully expressed fascia treatment, and two-storey units on the top floors.

Revised plans should be submitted with colour chips, since it will play such an important part in the external appearance of the project. The Committee is hopeful that the colour chips will be richer and brighter looking than the perspective suggests.

REVISED PLANS REQUESTED

6. B-1807 - PROPOSED COMMERCIAL DEVELOPMENT AT 699 SMITH AVENUE
AND EMERSON STREET - 1ST REVIEW

The Committee reviewed the plans submitted to the Planning Department April 4, 1974 and was very impressed with the design concept which is more contemporary than most applications for commercial developments. The playful nature of the

Design Committee Minutes
April 10, 1974

B-1807 cont'd

development and the use of natural light are extremely well handled by employing skylights and roof shapes which are an integral part of the structure. The proposed landscaping, with bermed areas on Smith Avenue and Emerson Street, is interesting, and the use of outdoor space with areas variously broken up is promising.

The Committee would appreciate further details of the landscaping for the mall area, the seating and street furniture.

REVISED PLANS REQUESTED

7. B-1848 - PROPOSED INDUSTRIAL BUILDING AND OFFICE AT LEEDER AVENUE - 1ST REVIEW

The Committee reviewed the plans submitted to the Planning Department March 29, 1974 and appreciate the applicant's attempt to employ the warmth of wood on the office, as a contrast to the prefabricated metal siding for the main industrial building. The Committee questions the horizontal sill line, which does not appear to add to the building design, and requests that the applicant remove this feature. In order to expedite the application, revised plans can be submitted to the satisfaction of the Planning Director.

REVISED PLANS REQUESTED

8. Z-3-74 - PROPOSED TWELVE BUILDING INDUSTRIAL WAREHOUSE AND COMMERCIAL COMPLEX AT 2500 CAPE HORN AVENUE WEST OF ESSONDALE - 2ND PRELIMINARY REVIEW

The Committee reviewed the revised plans submitted to the Planning Department April 10, 1974, and found the overall design generally acceptable, with a good use of materials. However, serious concern was expressed regarding:

- a) The audio and visual impact of the proposed development on the residents in the area, with such very large roof areas.
- b) The scale of buildings proposed; particularly the massive 120'X400' one-storey warehouse buildings.
- c) The generation of large volumes of traffic.

Design Committee Minutes
April 10, 1974

7-3-74 cont'd

- d) The maneuverability of trucks on the site.
- e) The road location.

Because of the residential area adjacent to and overlooking this site, the Committee would like to see detailed renderings of the proposal to screen the mechanical, exhaust and ventilating equipment, which will be highly visible from above, noting that it is desirable to have some unified screening.

Due to the grades on this particular site, the applicant is requested to give serious consideration to one of the three following possibilities:

- 1) Stepping the buildings to grade, which could be done while retaining the double loading shown on the original presentation;
- 2) Turning the buildings around to conform more to grade rather than fighting the slope; or
- 3) Breaking up the warehouse buildings so that there are six smaller, rather than three very large buildings.

The Committee would also like to see some consideration given to the possibility of reducing the highway noise for those working on the site, as well as the residents to the north.

REVISED PLANS REQUESTED

- 9. Z-20-74 - PROPOSED 36 SUITE STRATA TITLE APARTMENT AT 900-1000 BLOCK HOWIE AVENUE EAST OF BLUE MOUNTAIN STREET - 1ST. PRELIMINARY REVIEW

The Committee reviewed the plans submitted to the Planning Department April 8, 1974 and found the proposed structure architecturally interesting. The lobby would be delightful if it is permitted by the National Building Code. The landscaping too is commendable, with its use of screening, patio landscaping, partial screen walls and vegetable garden areas which are very effective.

The elements which form the basic walls should remain since the fascia and basic exterior wall treatment seems most appropriate to the form concept; however, the Project Architect

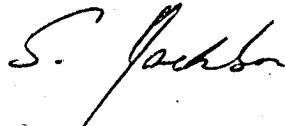
Design Committee Minutes
April 10, 1974

Z-20-74 cont'd

may wish to consider enhancing the exterior spaces somewhat by carrying the wood theme used in the patio spaces out to the outdoor spaces of the typical floors, i.e. the balcony exteriors.

ACCEPTABLE FOR
PUBLIC HEARING

SJ/ci

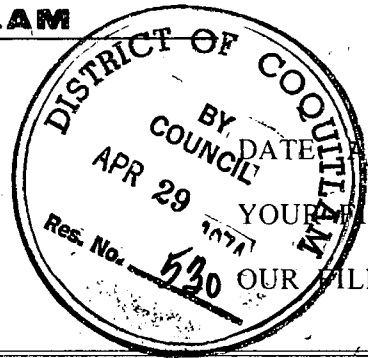


S. Jackson, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
April 24, 1974



A regular meeting of the Design Committee (Group B-Advisory Planning Commission) was held in the Committee Room on Wednesday, April 24, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mr. J.H. Finlay
- Mr. R.D. Insley
- Mr. D.W. Nichols
- Mr. I.H. Sorensen
- Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. Z-12-74 - PROPOSED ADDITION TO SHOPPING CENTRE AT NORTH ROAD AND AUSTIN AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans submitted April 3 and the landscaping plan submitted April 24, 1974 to the Planning Department. The proposed additions were found acceptable. The attempt to upgrade the development with landscaping is commendable, and the Committee especially likes the proposal for substantial planting on North Road. If municipal services are installed in the area proposed for planting, the landscape architect is requested to consider the use of large cement tubs with substantial trees planted inside them.

ACCEPTABLE FOR PUBLIC HEARING

Design Committee Minutes
April 24, 1974

2. B-1897 - PROPOSED AUTO BODY REPAIR SHOP AT 2574 BARNET
HIGHWAY EAST OF CORNWALL STREET - 1ST REVIEW

The Committee reviewed the plans submitted to the Planning Department April 16, 1974, and found the design of the structure commendable for the proposed use.

If the proposal calls for exposed concrete block, the Committee would like to see coloured samples. The applicants might either wish to paint the block or if natural block is to be employed, they might consider using decorative split block.

To better screen the area from the Barnet Highway, the applicant might wish to employ cedar hedging such as thuja plicata atrovirons, with some berming to break up the flat appearance of the site. An appropriate ground cover should also be employed, such as zabel laurel.

The Committee would appreciate comments from the applicant at this time regarding the proposed future development of the site.

REVISED PLANS REQUESTED

3. B-1905 - PROPOSED WAREHOUSE AND OFFICE COMPLEX ON SOUTH-WEST
CORNER LANSDOWNE STREET AND BARNET HIGHWAY - 1ST REVIEW

The Committee is pleased with the attempt to do a quality job on this site, and note the high standard of landscaping being proposed. The Committee, however, requests that the project architect consider the possibility of berming to a height of possibly 3 to 4 feet along the Barnet Highway in order to accentuate the effect of the landscaping material being used.

In order to expedite this application, any revisions proposed may be submitted to the Planning Director for his approval.

ACCEPTED FOR BUILDING PERMIT

Design Committee Minutes
April 24, 1974

4. B-1919 - PROPOSED VIEWING AND STORAGE TRAP HOUSE ON BURKE MOUNTAIN OFF HARPER ROAD - 1ST REVIEW

The plans submitted to the Planning Department April 19, 1974 were found acceptable, however, the applicant is advised that it may be more appropriate to use stain in the colours proposed, rather than paint, except on the building trim. In addition, the concrete may be best left in its natural colour.

ACCEPTABLE FOR BUILDING PERMIT

5. Z-18-74 - PROPOSED 96 SUITE, TWO BUILDING STRATA TITLE APARTMENTS AT 575 AUSTIN AVENUE, SOUTH-WEST CORNER OF GOLF COURSE - 2ND PRELIMINARY REVIEW

The revised plans submitted to the Planning Department April 24, 1974 were discussed for some considerable time. Because this particular site is so unique, the Committee was hopeful that the architectural design would reflect the potential of the site. The submitted plans, while showing some promise, do not meet the standard the Committee expected.

The revised plans do not show the substantial modifications to the upper two floors, which were requested. The elevator penthouse was not softened sufficiently, and the use of brick on the balustrades may be unfortunate. The Committee feels strongly that this proposal, for this particular site, is not up to the standard necessary to be sent to Public Hearing.

The Committee reiterates its belief that the problem is not a simple one, and the project architect is requested to meet with the Committee members to attempt to work out a design concept which will reflect the amenities of this site.

REVISED CONCEPT REQUESTED

Design Committee Minutes
April 24, 1974

6. B-1396 - PROPOSED THREE HIGH-RISE APARTMENT BUILDINGS AT
AUSTIN AVENUE AND GATENSBURY STREET - 4TH REVIEW

The Committee reviewed plans submitted April 23 and April 24, 1974 and notes that the plans have not been reviewed for by-law matters. However, it appears that the plans are similar to those submitted earlier with regard to the use of the brick on the exterior of the building, and the retention of the penthouses. The change in the location of the pool and the changes approved by the Board of Variance for the retaining wall on Austin Avenue are acceptable.

The goal of leaving the stream in a natural state appears to be reflected best in the alternative #3 proposal, however, the Committee requests revised plans which show a modification of this alternative which leaves the stream bed and the ravine area essentially in its natural state, usable, and beautiful.

The applicant is advised that he should revise the model to show this modified alternative #3 version.

REVISED PLANS REQUESTED

7. B-1745 - PROPOSED MEDICAL BUILDING AT 2189 AUSTIN AVENUE
EAST OF HILLCREST STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department April 22, 1974 and found them commendable. The Committee understands that the colours and finish of the cedar and the block will be similar and compatible, and the cedar screening on the east side will be installed as shown on the elevation drawings.

ACCEPTABLE FOR BUILDING PERMIT

Design Committee Minutes
April 24, 1974

8. Z-67-73 - PROPOSED JUNIOR SECONDARY SCHOOL AT 1300 ROCHESTER AVENUE AND HAMMOND AVENUE - 2ND PRELIMINARY REVIEW

The Committee understands that this proposal appears to be tabled by Council, however, since revised plans were submitted to the Planning Department April 18, 1974, the Committee reviewed these plans so that if and when this project is reactivated, it may proceed expeditiously.

The Committee notes the following:

- 1) The overall appearance is impressive and the use of wood as a relief from the concrete is most effective and must be retained as an integral part of this project.
- 2) The pedestrian access from Rochester Avenue at the north-west corner of the site, which was requested earlier, is still not shown on the plans.
- 3) The Committee believes that the pour lines should be expressed when doing the concrete pattern, and would appreciate an opportunity to review the pattern showing form lines and snap-tie patterns.

REVISED PLANS REQUESTED

SJ/ci


S. Jackson, Secretary

DISTRICT OF COQUITLAM

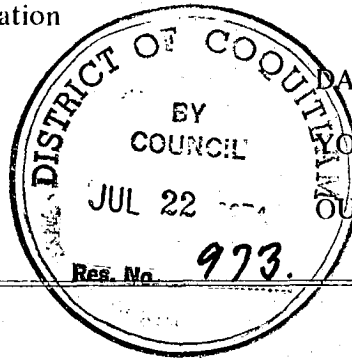
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: July 3, 1974

FROM: Design Committee

DEPARTMENT:



YOUR FILE:

SUBJECT: Design Committee Minutes
July 3, 1974

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, July 3, 1974 at 4:00 p.m. with the following persons present:

COMMITTEE:

- Mr. J.H. Finlay
- Mr. K.D. Harford
- Mr. R.D. Insley
- Mr. D.W. Nichols

STAFF:

Mr. S. Jackson, Current Planner

1. B-1980-PROPOSED 36 SUITE STRATA TITLE APARTMENT AT NORTH ROAD AND EBERT AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department June 25, 1974 and found them generally acceptable. The landscaping appears to be adequate, and the Committee is pleased to see a soil cover on the slab which will nurture the lawn well, and trusts that adequate drainage will be provided for the plants. The Committee is looking forward to seeing the landscaped areas when they mature.

The Committee would, however, like some assurance that:

- 1) The retaining wall at the south-west corner of the building is architecturally treated in some manner such as bush hammering, brick facing or exposed aggregate.
- 2) The storage lockers are adequate in number and size for the dwelling units being proposed in this project.

ACCEPTABLE WITH CONDITIONS

Design Committee Minutes
July 3, 1974

2. B-2005 - PROPOSED COMMERCIAL BUILDING ON NORTH-WEST CORNER OF RIDGEWAY AVENUE AND MARMONT STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department June 12, 1974. Since this property is so key to the type of development which may proceed in this area, the Committee tabled this application for an opportunity to discuss the matter with the Planning Director at its next meeting, scheduled for July 10, 1974.

TABLED

3. Z-7-74 - PROPOSED 42 SUITE STRATA TITLE APARTMENT AT NORTH ROAD AND PERTH AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department June 20, 1974 and found the design well thought out. Particularly interesting are the public roof areas and the stepped roof and penthouse design.

As this proposal proceeds and working drawings are presented, the Committee will be looking for plans which give attention to the noise impact on the suites below the public roof areas. The applicant may wish to consider installing an inverted roof membrane to help reduce the noise factor.

ACCEPTABLE FOR PUBLIC HEARING

4. Z-61-69 - APARTMENT PROJECT AT 1019 HOWIE AVENUE AT NELSON STREET - REVISED LANDSCAPING - 2ND REVIEW

The Committee inspected the landscaping on site and found that it requires some changes to break up the predominantly barren look of river rock which detracts from the reasonably well landscaped planters, and which makes the overall appearance unacceptable.

The applicant may wish to consider tying the existing planters together with an element of varying levels such as some low planters four to eight inches high containing coarse fir bark and some larger river rock four to six inches placed in with the rock mulch. This may break up the bland nature of the

Design Committee Minutes
July 3, 1974

Z-61-69 cont'd

existing landscaping. An alternative may be to go to a lighter structure but attempting to carry out the essential elements of the eighteen inch planters originally proposed.

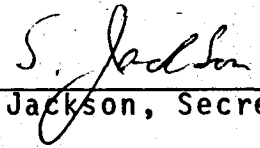
The Committee agrees with the comments of the Landscape Designer and suggests that during the fall planting season, Albrizzia should be added to the planters flanking the front entrance and Gleditsia on the grassy boulevard on Nelson Street.

The children's play area should also be augmented with some equipment in the north-east corner.

The Committee strongly recommends that the maintenance of the landscaping be improved to assure a continued attractive environment.

REVISED PLANS REQUESTED

SJ/ci

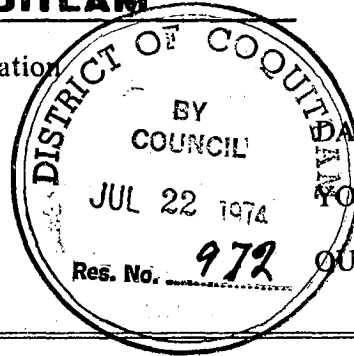


S. Jackson, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
July 10, 1974



DATE: July 10, 1974
YOUR FILE:
OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, July 10, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. J.H. Finlay
Mr. K.D. Harford
Mr. D.W. Nichols

STAFF:

Mr. S. Jackson, Current Planner

1. B-2005 - PROPOSED COMMERCIAL BUILDING ON NORTH-WEST CORNER OF RIDGEWAY AVENUE AND MARMONT STREET - 2ND REVIEW

The Committee is very concerned with the overall development of this area, as well as the considerable traffic problems which are increased with each additional access onto Ridgeway Avenue. For these reasons, the Committee has undertaken the urgent task of reviewing this development scheme within the context of the larger area, and comments are to be forwarded to the applicant very shortly.

The applicant is requested to consider redesigning the building so that the access to the site is off Marmont Street, but still using the same materials and motif - i.e. brick, glazing and mansard. This may be achieved by changing the orientation of the entry to the grocery store, installing a five foot wide sidewalk along the building, and attempting to link the off-street parking on this site to the adjacent parcel which is expected to be developed shortly. The project architect may wish to discuss this matter with the Current Planner.

The landscaping should be augmented by continuing the birch virucosa trees all along Marmont Street. Consideration should be given to the design of an area to hold the garbage container.

Design Committee Minutes
July 10, 1974

B-2005 cont'd

The Committee assumes that there will be no exposed duct work on the roof, however, if there is, screening of this element should be shown.

REVISED PLANS REQUESTED

2. COMMITTEE CONCERN REGARDING OVERALL DESIGN FACTORS IN CERTAIN AREAS OF THE MUNICIPALITY

The Committee expressed its concern regarding overall design and environmental factors in the Ridgeway-Marmont area, as well as other locations. After considerable discussion, the Committee determined that it was very difficult to evaluate applications for Ridgeway Avenue with the information available, and that this area was worthy of detailed consideration by the Committee as an aid to having the area function well and be a pleasure to the people using it.

The Committee therefore called a special meeting for July 15, 1974 to discuss this area and others, with a view to making comments on the overall appearance, building designs, problems of access to shops, traffic congestion, the location and number of accesses, methods of encouraging beautification and integration of the individual shops.

3. B-1807/Z-35-73 - PROPOSED COMMERCIAL DEVELOPMENT AT 699 SMITH AVENUE AND EMERSON STREET - 3RD REVIEW

The Committee reviewed the plans received in the Planning Department June 20, 1974 and questions the advisability of removing the skylights on the interior mall canopy. The Committee is aware that the detail of this feature shown on previous plans will not work, however, the architect is requested to modify the plans to show standard mullions, proper weathering curbs and flashing details.

REVISED PLANS REQUESTED

Design Committee Minutes
July 10, 1974

4. B-2029 - PROPOSED INDUSTRIAL BUILDING AT 1400 PIPELINE ROAD, NORTH OF PATHAN AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department June 27, 1974, and finds the building acceptable on condition that if the coloured pictures submitted show the actual building which is to be relocated, that the structure be repainted.

To comply with the landscaping provisions of the Zoning By-law, suitable landscaping in this case would be planting of a cedar hedge along Pipeline Road, possibly with thuja plicata three feet high.

ACCEPTABLE WITH CONDITIONS

5. B-1971 - PROPOSED WAREHOUSE BUILDING AT 2796 BARNET HIGHWAY, EAST OF LANSDOWNE STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department July 4, 1974 and found this proposal purely functional. The applicant is requested to consider a more imaginative treatment of the building, particularly since this parcel will be so close to the town centre area.

The Committee believes that a re-design should result in a less stilted facade treatment, a better design element for the panels over the doors, a parking area softened with greenery and a general landscaping plan which will be more conducive to the future development of the area.

REVISED PLANS REQUESTED

SJ/ci


S. Jackson, Secretary

DISTRICT OF COQUITLAM

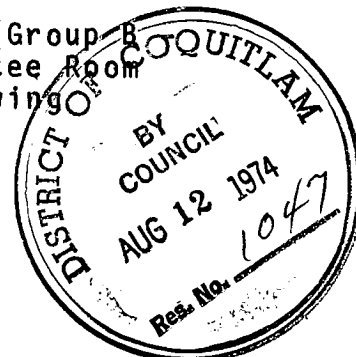
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
July 15, 1974

Handwritten initials and scribbles

DATE: July 15, 1974
YOUR FILE:
OUR FILE:

A special meeting of the Design Committee (Group B Advisory Planning Commission) was held in the Committee Room on Monday, July 15, 1974 at 7:30 p.m. with the following persons present:



COMMITTEE:

- Mr. J.H. Finlay
- Mr. K. D. Harford
- Mr. D.W. Nichols
- Mr. K.R. Webber

STAFF:

Mr. S. Jackson, Current Planner

1. Committee Concern Regarding Overall Design Factors in Certain Areas of the Municipality - 2nd Discussion

The Committee continued its discussion on overall design, and on traffic and pedestrian circulation in the Ridgeway - Marmont area, as well as the desirability of strengthening and enhancing identifiable nodes or areas of concentrated activity. The Committee is concerned with not only present day development, but with its results which will show up more clearly in ten years. The Committee believes that if the Municipality encourages innovative ideas ... streets and buildings would be more pleasant and functional, and people would find their use more enjoyable.

The Committee recognizes that a number of problems exist which makes innovation difficult, and these include:

- 1) All developments are submitted for review independently of existing and future projects in an area.
- 2) There are very few design controls where a project is already zoned for the use.
- 3) There is no place where a developer or architect can go for guidance on design matters before preparing plans, particularly if the property is zoned for the proposed use.
- 4) The Zoning Bylaw rigidly sets out the developable area of a site.

Design Committee Minutes
July 15, 1974

- 5) Architects are not encouraged enough to prepare more interesting designs.
- 6) Architects and construction designers are not bold enough in proposing alternatives for developers to pursue.

The Committee has expressed its concern over the past period of time about the overall development of the Social Recreation Complex on Poirier Street, the Cottonwood Commercial Area, and the Ridgeway Area, and projects in the vicinity of the proposed Town Centre.

The Committee believes that solutions to the above-mentioned problems lie in:

- a) Setting up an atmosphere more conducive to earlier consultations and getting co-operation from project designers;
- b) Proposing unifying elements in an area by co-ordinating designs and graphics in key areas, to make them more harmonious, attractive and useable.
- c) Providing some design help to small property owners who are proposing to construct a small development.

The Committee will be making further comment on these matters in the future.

Turning to the specific development proposal, the Committee re-iterates its views regarding the Ridgeway - Marmont area:

Council is to be commended for initiating the study of the Ridgeway Mall. While the pedestrian mall proposed may have been too comprehensive a step in a unified development for this area, and while it was not accepted and pursued, the Committee feels that overall studies of identifiable nodes or areas are desirable.

The building being proposed by the applicant for the north-west corner of Ridgeway and Marmont (B-2005), is as a structure, not unacceptable as a grocery store; however in the context of the foregoing information, the building is a key factor in the future development of Ridgeway Avenue and is unacceptable without a more detailed study of the area in terms of the existing and proposed services, the need for increased parking, better pedestrian and vehicular circulation, street landscaping and the integration of individual shops. The Committee is also concerned that if the proposed local improvement bylaws given three readings, are adopted by Council, the effect of installing curbs and a standard 36 foot width pavement would be to restrict the solutions possible along Ridgeway. For these reasons the Committee recommends the following:

Design Committee Minutes
July 15, 1974

- 1) That a study of Ridgeway Avenue between Nelson and Marmont be carried out by a design consultant, in consultation with the Design Committee, in terms of providing increased parking, better pedestrian and vehicular circulation, street landscaping and the other concerns expressed under items 1 and 2 of the July 10, 1974 Design Committee report; and
- 2) That Council withhold final approval of Local Improvement Project No. 11 (By - law No. 349), which deal with the construction of a 36 foot pavement and storm sewers on Ridgeway Avenue between Nelson and Marmont Streets, until such time as this study has been carried out.

SJ/ab



S. Jackson
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

○ Advisory Planning Commission DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
July 24, 1974

*File
for
Rec'd*

DATE: July 24, 1974
YOUR FILE:
OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, July 24, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. K.D. Harford
Mr. R.D. Insley
Mr. D.W. Nichols

STAFF:

Mr. S. Jackson, Current Planner



1. B-1971 - PROPOSED WAREHOUSE BUILDING AT 2796 BARNET HIGHWAY EAST OF LANSDOWNE STREET - 2ND REVIEW

The Committee reviewed the plans and colour perspective received in the Planning Department July 24, 1974 and note that the plans indicate a shadow line on the constructed buildings which will not be as emphatic as it appears on the perspective drawing and therefore something should be done to emphasize the relief of the facade. Alternatives which the applicant may wish to consider are:

- 1) Change the window detail to include wood, or
- 2) Accent the office portions of the structure by having them project out from the warehouse walls.

It would be more desirable to create a rhythm or continuity in the building by flipping the first and second (easterly and centre) modules. This would enhance the appearance of the structure while it does not increase the length of the plumbing lines required.

The facade of the south side of the building may be broken up by attaching a trellis along the wall and planting a hardy variety of ivy. This may be accomplished by incorporating a trellis system into the pre-cast panels.

The Committee assumes that the planting proposed will be of reasonable size.

REVISED PLANS REQUESTED

Design Committee Minutes
July 24, 1974

2. B-1807 - PROPOSED COMMERCIAL DEVELOPMENT AT 699 SMITH AVENUE AND EMERSON STREET - 4TH REVIEW, CONFINED TO SKYLIGHT DETAIL

The revised plans, received in the Planning Department on July 23, 1974 showing details of the proposed skylight, were found acceptable.

ACCEPTABLE

3. PROPOSED INDUSTRIAL BUILDING AT 905-907 TUPPER AVENUE EAST OF BLUE MOUNTAIN STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department July 17, 1974, and believes that the brick does not relate well with the concrete block and suggests that the applicant consider:

- 1) Balancing the appearance of the building by softening the "busy" east side of the front and carrying over some of the design element to the west side of the front building wall. This may be achieved by using a weaker horizontal line on the east side and going to some vertical element, adding a similar vertical line to the west side,
- 2) An aluminum fascia of 1 to 1½ feet overhang over the extent of the masonry, or
- 3) Alternatively, an all concrete block construction with a different coursing detail, split stone or exposed aggregate block; or employing a carefully laid out "soldier coursing" in contrast to the "running bond".

A tastefully carried out concrete block and aluminum design would eliminate the store front image of giant brick. The project architect might consider employing the less expensive material in a more appealing way.

If this application proceeds, the Committee would require revised plans.

REVISED PLANS REQUESTED

Design Committee Minutes
July 24, 1974

4. PROPOSED COMMERCIAL BUILDING AT 721 BRUNETTE AVENUE AT JACKSON STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department July 18, 1974, and finds the basic form acceptable but questions the manner in which the concrete is treated, since it does not appear to be in keeping with the design of the building.

The applicant is requested to reconsider the:

- 1) facade of the building, and
- 2) the actual treatment of the finish in simple fashion of a pattern of form ties and form lines.

The Committee believes that an unfinished concrete is not acceptable, and it must be treated in some suitable manner.

If this application proceeds, more detailed landscaping plans would be required.

REVISED PLANS REQUESTED

5. PROPOSED INDUSTRIAL BUILDING AT 225 NORTH ROAD SOUTH OF THE RAILWAY TRACKS - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department July 22, 1974 and found them acceptable, and wishes to thank the applicant for improving the appearance of the property with this structure. The applicant may wish to take this opportunity to review other outside storage areas on the property as in the area shown in photograph #1 submitted.

ACCEPTABLE FOR
PRELIMINARY PURPOSES

6. B-2057 - PROPOSED INDUSTRIAL BUILDING AT 35 LEEDER AVENUE SOUTH OF HIGHWAY 401 - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department July 10, 1974 and found the exposed block work, the colourfully painted panel sections and the general overall appearance acceptable.

Design Committee Minutes
July 24, 1974

B-2057 cont'd

The applicant may wish to install substantial rubber bumper board or wood at the base of the building to retain the finish of the rendered block wood which gives the appearance of concrete.

The landscaping line should be extended to the 25 foot entry and the shrubbery, consisting of forsythia and dutsia, should be increased. The office area in the interim should be grassed to maintain a reasonable appearance till the future addition goes ahead. Some cedars should be added to the area between the chestnut (Aescules) trees.

The Committee would appreciate comment from the applicant regarding:

- 1) The finish on the steel columns since it appears that no weathering treatment is shown on the plans; and
- 2) The proposed present treatment of the large exposed wall in the vicinity of the future addition.

ACCEPTABLE WITH CONDITIONS

7. B-2012 - PROPOSED 36 SUITE STRATA TITLE APARTMENT AT 552 DANSEY AVENUE EAST OF WESTVIEW STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department July 12, 1974, and understands that the plans submitted are not adequate for a proper review nor for Building Department approval, and therefore the Committee will consider this project further when revised and more detailed plans are received.

The present plans appear to indicate that the proposed contours comply with the finished slope guidelines requested earlier, and the landscaping plan is generally satisfactory for both size and quantity of plant stock. This plan is acceptable subject to assurance and confirmation in writing from the project architect that:

- 1) There is adequate soil to maintain the growth proposed, and that the proposed landscaping can be done and maintained on the contours of this site;

Design Committee Minutes
July 24, 1974

B-2012 cont'd

- 2) The drainage of these planting areas is adequate; and
- 3) The structural engineer has given consideration to the soil depth and drainage requirements, and that the roof level of the parking area will be designed to accommodate these weights.

In addition, the Committee would like to see the exposed concrete of the underground parking structure sandblasted or given some other architectural finish.

MORE DETAILED PLANS REQUESTED

SJ/ci



S. Jackson, Secretary

DISTRICT OF COQUITLAM

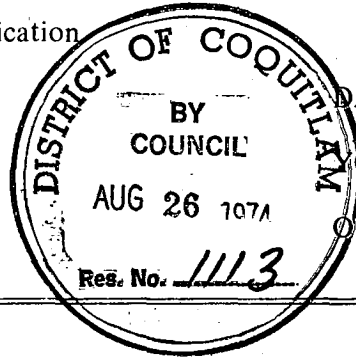
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

DATE: Aug. 15/74

FROM: Design Committee

DEPARTMENT:



OUR FILE:

SUBJECT: Design Committee Minutes
August 15, 1974

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Planning Department Office on Thursday, August 15, 1974, at 3:30 p.m., with the following persons present:

COMMITTEE:

Mr. K.D. Harford
Mr. R.D. Insley

STAFF:

Mr. S. Jackson, Current Planner
Mr. D.T. Sebastian, Planning Assistant

1. B-2100 - PROPOSED INDUSTRIAL BUILDING AT 225 NORTH ROAD, SOUTH OF RAILWAY TRACKS - 1ST REVIEW

The Committee reviewed the revised Plan received in the Planning Department August 8, 1974 and found them acceptable. The Committee reiterates its request for the applicant to take this opportunity to review other outside storage areas on the property with a view to improving the appearance of the site.

ACCEPTED

2. B-2005 - PROPOSED COMMERCIAL BUILDING ON NORTH WEST CORNER OF RIDGEWAY AVENUE AND MARMONT STREET - 2ND REVIEW

The Committee reviewed the revised Plans received in the Planning Department August 7, 1974. The Committee noted that Municipal Council by resolution no. 1000 on July 22, 1974 authorized a study of Ridgeway Avenue by a Design Consultant in consultation with the Design Committee with a view to providing increased parking, better pedestrian and vehicular circulation, street landscaping and other concerns. This report is to be submitted not later than January 1, 1975.

The Committee believes that the Plans submitted by the applicants could be easily adapted to the Design Committee's original proposal for a one-way "frontage road" or manoeuvring aisle to serve the four lots fronting on Ridgeway, West of Marmont Street.

The Committee wishes to thank the applicant for his prompt response to the Committee's concern about the overall development of the Ridgeway Avenue area, and find the plans acceptable subject to the Planning Director's approval of the covenant assuring mutual access for the four parcels on the North side of Ridgeway Avenue, West of Marmont Street. The access to these parcels to be from the first lot or alternatively from the first two lots, West of Marmont Street.

ACCEPTABLE WITH CONDITIONS

3. B-2012 - PROPOSED 36 STE. STRATA TITLE APARTMENT AT 552 DANSEY AVENUE, EAST OF WESTVIEW STREET - 2ND REVIEW

The Committee reviewed the revised Plans received in the Planning Department August 7, 1974, along with a letter from the Project Architect confirming the feasibility of the proposed landscaping for this development. The Committee wishes to thank the applicant for the Architect's prompt response.

The Committee finds the proposed use of californian stucco on the lower portions of the building acceptable. The plans do not clearly show what treatment is proposed for the driveway entrance. Some inexpensive surface treatment other than stucco which would leave a textured finish on the concrete along the driveway well, would be acceptable.

ACCEPTABLE WITH CONDITIONS

4. ADVISORY PLANNING COMMISSION RESOLUTION NO. 2845, JULY 17, 1974 AND COUNCIL RESOLUTION NO. 1000, JULY 22, 1974.

The Committee received a report from the Planning Department regarding the Advisory Planning Commission's Resolution No. 2845 dated July 17, 1974, and Council's Resolution No. 1000 dated July 22, 1974 with regard to the authorization of a

study of Ridgeway Avenue between Nelson and Marmont Streets, to be carried out by a Design Consultant, in consultation with the Design Committee. Committee tabled this matter to the Meeting of August 28, 1974.

TABLED

5. Z-4-74 - PROPOSED COMMERCIAL BUILDING AT CHRISTMAS WAY AND LOUGHEED HIGHWAY - 3RD PRELIMINARY REVIEW

The Committee reviewed the revised preliminary plan received in the Planning Department August 6, 1974, showing a building reduced in size due to the delay in cancelling Redwood Avenue. The preliminary site plan submitted does not show any information regarding the proposed building, and the Committee presumes that the Project Architect will consider the Committee's comments sent to the applicant on March 20, 1974, when an application is made for a building permit. The Committee looks forward to this project proceeding.

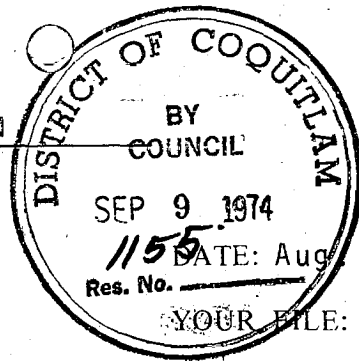
PRELIMINARY ACCEPTANCE WITH CONDITIONS



S. Jackson, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication



Advisory Planning Commission DEPARTMENT:

FROM: Design Committee

DEPARTMENT:

SUBJECT: Design Committee Minutes
August 28, 1974

DATE: Aug. 28, 1974

YOUR FILE:

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Lunch Room on Wednesday, August 28, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. K.D. Harford
Mr. R.D. Insley
Mr. J.H. Finlay
Mr. D.W. Nichols
Mr. K.R. Webber

STAFF:

Mr. D.T. Sebastian, Student Planner
Mr. K.D. McLaren, Planning Assistant

1. B-2022 - PROPOSED ADDITION TO INDUSTRIAL BUILDING AT
228 CAYER STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department June 25, 1974 and found them generally acceptable. The Committee feels the new exterior walls should be treated in a manner consistent with the south face of the existing structure.

ACCEPTABLE

2. B-2006 - PROPOSED 36 SUITE STRATA TITLE APARTMENT AT
959-1007 HOWIE AVENUE EAST OF BLUE MOUNTAIN STREET -
1ST REVIEW

The Committee reviewed the plans received in the Planning Department August 28, 1974. The Committee recalled its favourable comments relating to the screening, landscaping and overall building design at the time of preliminary approval. At that time, they felt the cedar fencing shown on the colour perspective to be an important and pleasing element. The Committee notes the fencing is not clearly

Design Committee Minutes
August 28, 1974

B-2006 cont'd

indicated on the building plans. The Committee therefore requests revised plans detailing the fencing and wishes to reiterate its recommendation that the cedar element be carried through to the exterior of the balconies, especially since stucco finishes are prone to staining with age and cracking with deflection.

Although the Committee finds the landscaping plan commendable they request confirmation in writing:

- 1) from the landscape architect that there is adequate soil to maintain the growth of the proposed landscaping and that the drainage of the planting areas is adequate.
- 2) from a structural engineer that the roof of the parking structure can support the soil, water and mature growth.

REVISED PLANS REQUESTED

At this point Mr. Webber left the meeting.

3. B-2113 - PROPOSED ICE ARENA ANNEX - POIRIER STREET NEAR
FOSTER AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department August 13, 1974. The Committee finds the building generally acceptable and, although they approve of the use of graphics in the overall design, the Committee feels that more careful consideration should be given to the specific form of the graphics to be used. In addition, the Committee notes the expansion of the centre increases the number of public entrances and emergency exits. In order to prevent confusion, especially among occasional users, the Committee strongly recommends consideration be given to the provision of a comprehensive signing programme for the complex.

APPROVED

At this point, Mr. Webber returned to the meeting.

Design Committee Minutes
August 28, 1974

4. Z-37-74 - PRELIMINARY REVIEW OF PROPOSED RANCH PARK EAST
ELEMENTARY SCHOOL ON WEST SIDE OF SHARPE STREET

The Committee reviewed the preliminary plans received in the Planning Department August 14, 1974. The Committee feels the interior courtyard is an interesting design element but feels that, as well as being aesthetically pleasing, the area should be made usable, possibly through the introduction of seating, a quarry tile finish, terracing, landscaping, and other amenities or treatments which would encourage passive use. The project architect may wish to refer to the courtyard in the Chimo Pool complex.

The Committee found the use of colours and cedar siding as exterior design features to be good but feels some design elements should be employed to give relief from the continuous horizontal bands of the fascia.

When this application is reviewed again as part of the building permit application procedure, the Committee will also be looking for: further details on the landscaping and structural proposals for the steep bank behind the school; the provision of facilities for bicycle storage; and details of the manner in which the architect plans to screen any proposed roof top mechanical equipment.

Finally, the Committee feels that stained plywood is an inappropriate exterior finish for permanent walls.

ACCEPTABLE FOR PUBLIC HEARING

5. TERMS OF REFERENCE FOR THE RIDGEWAY AVENUE AREA -
COUNCIL RESOLUTION NO. 1000, JULY 22, 1974

The Committee next discussed the terms of reference for the study of Ridgeway Avenue outlined in Council Resolution No. 1000. After considerable discussion, the Committee proposed the following guidelines for the study:

Objective: The solutions proposed by the consultant must be easily adaptable to other similar areas of the Municipality.

Boundaries of the Study Area: The north side of Austin Avenue and the north and south sides of Ridgeway Avenue west of Marmont and east of Nelson.

Design Committee Minutes
August 28, 1974

5. cont'd

Problem: Unco-ordinated development under the current by-law has resulted in a shopping area which is inconvenient for both merchants and shoppers. For example:

- 1) no adequate pedestrian circulation adjacent to storefronts;
- 2) insufficient maneuvering space of existing parking;
- 3) numerous narrow accesses create serious traffic congestion;
- 4) landscaping is disjointed and other aesthetic elements are insufficient.

In short, the standard trend of development, as exemplified by the current situation, is inappropriate.

Constraints:

1. There must be no decrease in the level of frontage parking for existing and proposed developments.
2. The solution must be in accordance with current planning policies. If solutions cannot be formulated within these parameters, detailed points of conflict and proposed compromises must be outlined.

The Committee also recommends the Planning Department contact at least three consultant firms who will meet with the Committee in order to discuss the study prior to final selection of the consultant.

The meeting adjourned at 6:55 p.m.

KM/ci


K. McLaren, Secretary

DISTRICT OF COQUITLAM

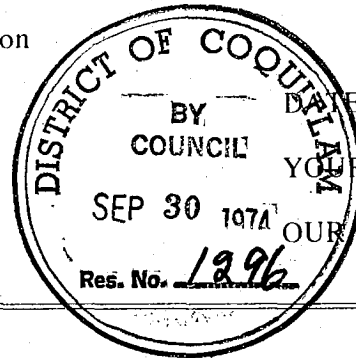
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

FROM: Design Committee

DEPARTMENT:

SUBJECT: Design Committee Minutes
September 18, 1974



DATE: Sept. 18, 1974

YOUR FILE:

OUR FILE:

A special meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, September 18, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mr. K. Harford
- Mr. D. Insley
- Mr. J. Finlay
- Mr. D. Nichols

STAFF:

- Mr. S. Jackson, Current Planner
- Mr. K. McLaren, Planning Assistant

This special meeting was called to allow the Committee an opportunity to interview several candidates for the task of preparing a consultant's report on Ridgeway Avenue between Nelson and Marmont Streets. This study was approved by Council under Resolution No. 1000 on July 22, 1974.

The consultants interviewed for this study were:

1. Mr. Barry Downs of Downs Archambault, Architects.
2. Mr. G. Hanson and Mr. K. Burroughs of Bain, Burroughs, Hanson and Raimet, Architects.
3. Mr. W. Rhone and Mr. R. Pears of Rhone and Iredale, Architects.
4. Mr. D. Vaughan of Don Vaughan & Associates, Landscape Architects.


Following the four interviews, the Committee discussed the merits of the different proposals and the results expected from the consultant chosen, and recommended that the Planning Department seek the approval of Council for the firm of Bain, Burroughs, Hanson and Raimet to carry out the Ridgeway Avenue study, the study to be done according to the Terms of Reference

Design Committee Minutes
September 18, 1974

outlined in the Design Committee Minutes of August 28, 1974.

The meeting adjourned at 8:00 p.m.

KM/ci


K. McLaren
Secretary

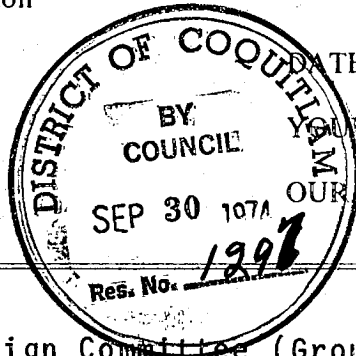
DISTRICT OF COQUITLAM

Inter-Office Communication

To: Advisory Planning Commission DEPARTMENT:

DATE: Sept. 26, 1974

From: Design Committee DEPARTMENT:



YOUR FILE:

OUR FILE:

Subject: Design Committee Minutes
September 26, 1974

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, September 26, 1974, with the following persons present:

COMMITTEE:

- Mr. K.D. Harford
- Mr. R.D. Insley
- Mr. D.W. Nichols
- Mr. K.R. Webber
- Mr. J.H. Finlay

STAFF:

- Mr. S. Jackson, Current Planner
- Mr. K.D. McLaren, Planning Assistant

1. B-2006 - PROPOSED 36 SUITE STRATA TITLE APARTMENT AT 959-1007 HOWIE AVENUE EAST OF BLUE MOUNTAIN STREET - 2ND REVIEW

The Committee reviewed the letters and photographs received in the Planning Department September 11, 1974 and September 23, 1974.

The Committee now feels this building is acceptable, conditional to more extensive use of mature trees to soften the effect of the stucco. This revision is to be to the satisfaction of the Planning Director.

The Committee approves of the standard of fencing indicated on the detail submitted to the Planning Department on September 6, 1974, however, the Committee favours the horizontal fencing shown on the coloured perspective over the vertical fencing.

ACCEPTABLE WITH CONDITIONS

Design Committee Minutes
September 26, 1974

2. Z-44-74 - PROPOSED 24 UNIT STRATA TITLE APARTMENT ON WEST SIDE
OF SCHOOLHOUSE STREET NORTH OF BRUNETTE AVENUE -
1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department September 11, 1974 and the coloured perspective received September 5, 1974. The Committee commends the applicant on the terracing approach in the front of the building and finds the plan for the south-west portion of the building with its double orientations for the rooms very interesting.

The Committee is very concerned, however, over the impact of the five-storey appearance from Schoolhouse Street. The Committee realizes this is a difficult site but urges the project architect to give further study to reducing the appearance of the facade by making better use of the potential of this unique site. One solution may be to lower the east side of the structure one full floor and consider some solution to the newly exposed wall, possibly by installing a solarium in this location. This may also bring the building into closer compliance with the Committee's guidelines for heights of underground structures in relation to finished grades at the property line. The architect should also give further consideration to the ratio of window area to wall area.

ACCEPTABLE FOR PUBLIC HEARING

3. Z-7-74 - PROPOSED 42 SUITE STRATA TITLE APARTMENT AT NORTH
ROAD AND PERTH AVENUE - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department August 28, 1974. These plans appear to be substantially altered from the original plans reviewed on July 3, 1974, when it was felt that the design was well thought out and interesting. Recommendations made at that time do not appear to be reflected in the current drawings.

The Committee found the original plans acceptable for Public Hearing but cannot recommend acceptance of this revised submission.

REVISED PLANS NOT ACCEPTABLE
FOR PUBLIC HEARING
EARLIER PLANS ACCEPTABLE

Design Committee Minutes
September 26, 1974

R-2146 - PROPOSED WAREHOUSE AND OFFICE COMPLEX ON SOUTH SIDE
OF LEEDER AVENUE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 24, 1974. The Committee feels this project would be acceptable subject to the following changes being made, to the satisfaction of the Planning Director:

- 1) Replacing of the Junipers with tall evergreens such as Austrian Black Pines or some other taller evergreen, and grouping of the Birch and Maple trees. This would soften the appearance of the building somewhat.
- 2) The installation of a planting area at the rear of the building, similar to that proposed in the front, with perhaps the addition of some hedging.
- 3) It is felt that berming of the planting areas would enhance the appearance of this flat site.
- 4) Provision of a textured concrete finish on the tilt-up panels.

APPROVED SUBJECT TO CONDITIONS

Z-40-74 & Z-41-74 - PROPOSED ADDITIONS TO THE CARIBOO SHOPPING
CENTRE, NEW OFFICE BUILDING ON SOUTH SIDE OF AUSTIN AVENUE,
AND TWO EIGHT-STOREY HIGH-DENSITY HIGH-RISE APARTMENT TOWERS
ON WEST SIDE OF WESTVIEW STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department August 22, 1974 and the revised plans received September 11, 1974. The Committee notes that the coloured perspective does not appear to reflect the actual location of the northerly apartment tower in relation to Austin Avenue.

The Committee believes the commercial office complex on Austin Avenue has merit in that it works with the terrain. The Committee is concerned, however, that:

- 1) The proposal lacks a cohesive overall concept which incorporates well designed structures and landscaped areas more in harmony with the terrain. Consideration may be given to stepping down the apartment buildings and terracing the bank more in keeping with Committee guidelines with respect to the underground structure in relation to the finished grade at the property lines.

Design Committee Minutes
September 26, 1974


Z-40-74 & Z-41-74 cont'd

- 2) As more apartment development occurs along the lines suggested in the Community Plan Map, and assuming the high-rise commercial project to the south of the shopping centre proceeds, the result will be a wall of buildings which will emphasize the cavernous appearance of the shopping centre and an undesirable shadow line in this area. A mix of high and low-rise buildings may be more desirable. An acceptable innovative design may require a land use contract or amendments to the Zoning By-law.

In view of the above, the Committee is not prepared to recommend acceptance of this proposal for Public Hearing.

NOT ACCEPTABLE FOR PUBLIC HEARING

KM/ci


K. McLaren
Secretary

DISTRICT OF COQUITLAM

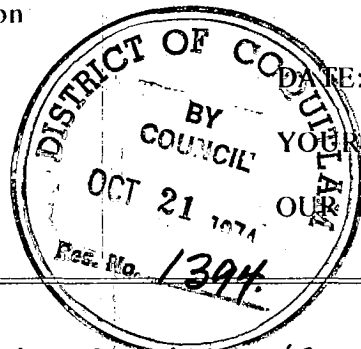
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

FROM: Design Committee

DEPARTMENT:

SUBJECT: Design Committee Minutes
October 9, 1974



DATE: Oct. 9, 1974

YOUR FILE:

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Lunch Room on Wednesday, October 9, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. R.D. Insley
Mr. D. Nichols
Mr. K. Webber

STAFF:

Mr. S. Jackson, Community Planner
Mr. K. McLaren, Planning Assistant

Guest:

Mr. L. Doyle, Architect

1. Z-41-74 - PROPOSED TWO EIGHT-STOREY HIGH-RISE APARTMENT TOWERS ON WEST SIDE OF WESTVIEW STREET JUST SOUTH OF AUSTIN AVENUE (2ND PRELIMINARY REVIEW)

The Committee reviewed the development proposal with the Project Architect in relation to the Advisory Planning Commission's Resolution No. 2862 of October 2, 1974. After considerable discussion, the Project Architect left the meeting, and the revised plans submitted October 9, 1974 were discussed further.

The revised plans demonstrate that this project could comply with points 1 and 2 of the Advisory Planning Commission's resolution, however, the Committee is still not convinced that this project would satisfy the aesthetic considerations and the impact on the area to the east and west of the site.

The Committee is concerned that overall development in this area should be suitably integrated with the terrain. Since the applicant owns most of the property adjacent to this site and will therefore be responsible for its development, the Committee suggests that he submit a basic massing model for the area, including Austin Avenue on the north to the south property

Design Committee Minutes
October 9, 1974

Z-41-74 cont'd

line of the shopping centre; and North Road on the west to the east side of the apartment blocks on Westview Street. This model should show the grades and rough block shapes to indicate the impact of existing and proposed structures. The applicant may well find this model a distinct asset when this project proceeds to Public Hearing.

The Committee notes that it will be looking for a high standard comprehensive landscaping plan for this project, and in particular for the bank to the west of the proposed apartments.

REVISED PLANS & MODEL REQUESTED

2. PROPOSED ZONING BY-LAW AMENDMENT TO THE EIGHT-STOREY HEIGHT LIMITATION

The Committee discussed a verbal report from the Community Planner concerning a possible draft zoning by-law amendment as a result of consultations he had with the Fire Chief and the Chief Building Inspector. Some concern was expressed in the report about restrictions in the Municipal Act which may not allow the Zoning By-law to set requirements on high-rise buildings which do not comply with the National Building Code.

The Committee tabled this matter for a further report from the Planning Department. This will be presented after reviewing the booklet, "Measures for Fire Safety in High Buildings", issued by the National Research Council, and after receiving clarification from the Department of Municipal Affairs regarding Section 719 of the Municipal Act. This report may then include a draft by-law amendment dealing with high-rise buildings.

TABLED

Design Committee Minutes
October 9, 1974

3. B-2098 - PROPOSED 36 SUITE STRATA TITLE APARTMENT AT 1000 HOWIE AVENUE EAST OF BLUE MOUNTAIN STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department September 17, 1974.

The Committee finds this project acceptable subject to the plans being revised to the satisfaction of the Planning Director to comply with the following:

- a) The landscaping plan should indicate quantities and sizes of planting materials.
- b) Some architectural treatment should be shown for exposed concrete surfaces.

APPROVED SUBJECT TO CONDITIONS

4. B-2002 & B-1976 - PROPOSED INDUSTRIAL BUILDING AND OFFICE ON SOUTH SIDE OF LEEDER AVENUE - 1ST REVIEW

The Committee reviewed the revised plans received in the Planning Department October 4, 1974.

The Committee feels the awnings shown on the coloured perspective are very effective and the yellow is in keeping with the Company colours and the green on the buildings.

The Committee notes, however, that the plans do not indicate the awnings and therefore should be revised. These awnings should be of a permanent nature and be consistent with the coloured perspective. The California stucco side walls should project forward. This will result in the cedar being expressed as an infill. The Committee notes that the plans show cedar siding whereas the coloured perspective indicates brick. The Committee is prepared to accept either, however, they are assuming the plans are correct.

Increasing of the landscaping to reflect the elliptical shape shown on the coloured perspective is considered desirable. The Committee also recommends that the junipers be placed around the building at four foot centres rather than the six feet shown on the plans, and feels that some junipers should be placed at appropriate intervals in the elliptical planter.

Design Committee Minutes
October 9, 1974

B-2002 & B-1976 cont'd

This project is now acceptable, subject to the plans being revised to the satisfaction of the Planning Director, to comply with the above points.

ACCEPTABLE SUBJECT TO CONDITIONS



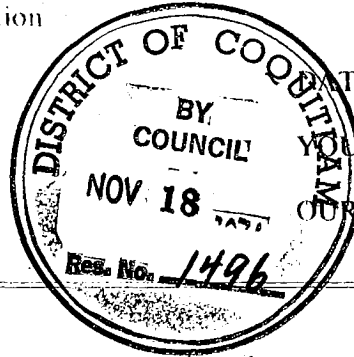
K. McLaren, Secretary

KM/ci

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:
FROM: Design Committee DEPARTMENT:
SUBJECT: Design Committee Minutes
October 23, 1974



DATE: Oct. 23, 1974
YOUR FILE:
OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, October 23, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. J.H. Finlay
Mr. K.D. Harford
Mr. R.D. Insley
Mr. D.W. Nichols

STAFF:

Mr. D.M. Buchanan, Planning Director
Mr. S. Jackson, Community Planner
Mr. K.D. McLaren, Planning Assistant

1. APPOINTMENT OF STEPHEN SINCLAIR TO DESIGN COMMITTEE

The Community Planner announced the appointment by Council, on October 21, 1974, of Mr. Stephen Sinclair, Landscape Architect, to the Design Committee.

2. PROPOSED BARNET MALL SHOPPING COMPLEX AT BARNET HIGHWAY WEST OF PINE TREE WAY - 1ST PRELIMINARY REVIEW

The Planning Director outlined the background which led up to the proposal for a town centre in the area of Barnet Highway and the relocated Lougheed Highway. In his presentation, the Planning Director discussed the proposed policy of the Greater Vancouver Regional District for regional town centres, and regional transportation proposals including light rail transit routes and highway locations. He mentioned that the Municipality expects to hire a consultant to look into how the town centre may be related in design to an overall scheme of the GVRD town centre concept.

Design Committee Minutes
October 23, 1974

In the ensuing discussion, the Committee noted that this proposed development would greatly influence the area for some 40 years or more, and therefore agreed that serious consideration should be given to the overall effects of this proposal. Concern was expressed about the lack of pedestrian orientation, whereas a proposal to locate a downtown should give this factor serious consideration. This is especially important since the overall complex includes higher density apartment areas to the east and separated from the shopping complex by Pine Tree Way which is a truck route expected to remain such for some 25 years.

The Committee strongly supports a study which will consider the overall design of the town centre, which would consider:

- 1) Transportation systems, including transit, which are proposed for the area.
- 2) An overall view of the area which would attempt to relate the proposed shopping centre with the existing Westwood Mall shopping centre, and the proposed residential area.

The Committee trusts that the study will result in proposals which would:

- a) Minimize the negative effect of having two centres offset as Westwood Mall and Barnet Mall would be.
- b) Provide adequate pedestrian linkages, possibly through grade-separated structures, throughout the complex.

The Committee tabled the proposals for further review following receipt of more detailed information on this project.

At this point, the Planning Director left the meeting.

TABLED

3. Z-15-74 - ADVISORY PLANNING COMMISSION RESOLUTION NO. 2872 -
OCTOBER 16, 1974

This resolution, dealing with small lots in the area north of the Maillardville commercial centre, requested the Design Committee for comments on criteria that could be used to control the introduction of small lots, on the basis of completely detached homes, into the subject area where appropriate. The Committee tabled the matter for an on-site inspection by Committee members and detailed discussion at its next regularly scheduled meeting.

TABLED

Design Committee Minutes
October 23, 1974

4. B-2216 - PROPOSED FIRE HALL AT COAST MERIDIAN ROAD AND HIGHLAND DRIVE - 1ST REVIEW

The Committee liked the appearance of the proposed structure and appreciates the submission of the proposed future addition to the building, which is shown on the coloured perspective, and trusts that it will be carried out in the future, as shown on the drawing.

The Committee finds the project acceptable, with the following conditions:

- 1) That berming be installed to cover the exposed foundation until such time as the excavation is necessary for the future addition.
- 2) That an appropriate ground cover should be planted over the bank (possibly hypericum, since this is on the south slope) rather than bark mulch. The landscape plan will be reviewed when submitted.
- 3) Submission of a colour schedule for this development, including paint colour chips.
- 4) Use of some architectural treatment such as vertical or slant cedar, to screen the siren on the roof.

ACCEPTED WITH CONDITIONS
REVISED DETAILS REQUESTED

5. B-2122 - PROPOSED COMMERCIAL BUILDING, 900 BLOCK BRUNETTE AVENUE, CORNER WOOLRIDGE STREET - 1ST REVIEW

The Committee reviewed the revised plans submitted to the Planning Department October 9, 1974, and adjourned the meeting for an on-site inspection before coming to any conclusion. After some considerable discussion, the Committee requested revised plans which would:

- 1) Relate the proposed building facade to the neighbouring building to the west, by locating the north-west corner of the proposed building two feet forward (northward) from the existing building to the west. This would create a more desirable site line and avoid an awkward corner.
- 2) Show the use of giant brick or concrete block architecturally treated, throughout the building rather than using both materials.

Design Committee Minutes
October 23, 1974

B-2122 cont'd

- 3) Carry through the pilasters to the cap of the building on the second floor on both the front and side of the building.
- 4) Show a more durable weather fascia than stucco, wrapped around the whole building cap.
- 5) Have the fascia on Woolridge Street project over the top of the projecting brick peers and drop the stucco back. This would have the effect of having the stucco portion look more like an in-fill.
- 6) Show a modification of the landscaped planted areas which relate more closely to the pedestrian-oriented building being erected some three lots westward, using curvilinear or oval planted areas, combined with pedestrian walkways and benches, to encourage walking traffic.

The Committee wishes to encourage the applicant to make an appeal to the Board of Variance to relax the front and side yard setbacks. If the appeal is successful, the building would relate more closely to the earlier mentioned Rico project, and would provide some pedestrian amenities along Brunette Avenue which presently lacks pedestrian appeal. In addition, a successful appeal would permit a parking layout off Adair Avenue which would be double loaded off a north-south maneuvering aisle, thus making better use of the site without changing the building size.

REVISED PLANS REQUESTED.



S. Jackson, Secretary

SJ/ci

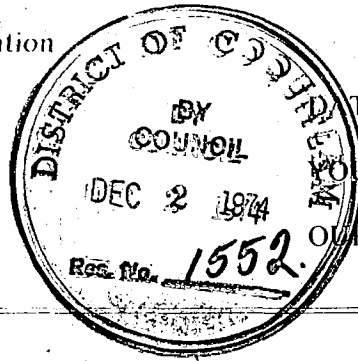
DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

FROM: Design Committee DEPARTMENT:

SUBJECT: Design Committee Minutes
November 13, 1974



DATE: Nov. 13, 1974

YOUR FILE:

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on Wednesday, November 13, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

- Mr. J. Finlay
- Mr. D. Insley
- Mr. D. Nichols
- Mr. S. Sinclair
- Mr. K. Webber

STAFF:

- Mr. S. Jackson, Community Planner
- Mr. K. McLaren, Planning Assistant

1. PROPOSED ADDITIONS AND ALTERATIONS TO BURQUITLAM PLAZA SHOPPING CENTRE AT NORTH ROAD AND SMITH AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans submitted to the Planning Department October 7, 1974, the revised site plan submitted November 1, 1974, and the coloured perspective submitted October 28, 1974.

The Committee is pleased to see that the applicant is attempting to unify the centre in an architectural way by altering the fascia and canopy designs, and by introducing masonry pillars.

The Committee feels that the five foot space between the existing car wash and the proposed new building should be eliminated or perhaps be adequately screened for use as a garbage collection area.

Concern was expressed that consideration has not been given to the provision of pedestrian linkages to the commercial area proposed on the site to the east. The Committee will be looking for this feature to be incorporated into the design when they review this project further under an application for building permit.

Design Committee Minutes
November 13, 1974

1. cont'd

After considerable discussion regarding the proposed parking layout, the Committee requests that consideration be given to the following:

- a) The plans show the westerly access from Smith Avenue, with parking abutting the new building accessible to both ingress and egress maneuvering aisles. The Committee feels that in the interests of safety and efficiency, these parking spaces should be oriented to egress traffic only.
- b) The accessory off-street parking spaces generally appear to be of minimal size and therefore may be somewhat inconvenient to prospective shoppers.
- c) The project architect might reassess the landscaping concept at the ends of the banks of parking since the small landscape areas presently proposed may not be functional. More consideration should be given to such matters as pedestrian and vehicular movement, vehicle overhang, and areas required for vehicle door opening.

REVISED PLANS REQUESTED AT TIME
OF BUILDING PERMIT APPLICATION

2. ADVISORY PLANNING COMMISSION RESOLUTION NO. 2872 - 2ND REVIEW

This resolution, dealing with small lots in the area north of the Maillardville Commercial Centre, requested the Design Committee for comments on criteria that could be used to control the introduction of small lots on the basis of completely detached homes into the subject area where appropriate. The Committee feels that this subject deserves considerable thought and discussion and therefore tabled this matter for a Planning Department report, giving background information on the approach taken by other municipalities with regard to small lot, detached housing.

TABLED

Design Committee Minutes
November 13, 1974

3. B-2226 - PROPOSED ADDITION OF ASSEMBLY BUILDING FOR HIMAC ON EAST SIDE OF LEEDER AVENUE - 1ST REVIEW

The Committee reviewed the plans and coloured perspective submitted to the Planning Department October 23, 1974. The Committee notes that the proposed addition is consistent with the existing structure on the site in relation to colours and finishes.

The Committee reviewed with interest the proposed six foot solid cedar fence surrounding the accessory unenclosed storage area and requests the applicant to consider constructing a higher and more attractive fence, especially on the north property line which is visible from the freeway, and will adjoin a major east-west road leading to the large proposed industrial estate to the east. The applicant might consider a fence design which has more character, possibly by employing heavier vertical elements to better express the five foot panels, by offsetting some of the panels, and by installing pockets of landscaping in the spaces created.

ACCEPTABLE WITH CONDITIONS

4. Z-54-74 - PROPOSED APARTMENT ON WEST SIDE OF NELSON STREET SOUTH OF BRUNETTE AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans submitted to the Planning Department November 6, 1974 and the coloured perspective submitted November 13, 1974.

The Committee commends the architect for his design of the main entrance, with its glazed detail extending up from the first floor, and expects the high standard of landscaping shown on the coloured perspective will be carried through on this project.

The combination of stucco and cedar siding would be acceptable, however, the Committee feels these design elements can be used in a more interesting and consistent manner, particularly at the corners, and therefore requests the project architect to reconsider the relationship of these two materials.

The Committee notes that the sloping roof sections, balconies, and the walls of the building are all on one plane, and feels that the architect should consider varying the facade by expressing the balconies and sloping roof sections as projections or infill.

Design Committee Minutes
November 13, 1974

4. cont'd

The Committee would appreciate the applicant's comments on the angles of the privacy fence which differ from the angles of the sloping portion of the roof line.

The large expanse of the wall facing Brunette Avenue might be broken up and given a more interesting appearance with the use of graphics or large trees with ground lighting.

ACCEPTABLE WITH CONDITIONS
FOR PUBLIC HEARING

5. B-2217 - PROPOSED RESTAURANT AT 565 CLARKE ROAD SOUTH OF COMO LAKE AVENUE - 1ST REVIEW

The Committee reviewed the plans and coloured perspective submitted to the Planning Department October 18, 1974 and the revised plans submitted October 31, 1974.

The Committee finds the design and colour scheme of this building unacceptable. It was felt that the general aesthetics need to be reconsidered, including the combination and use of materials.

The Committee notes that if the applicant has sought professional architectural advice, the project architect should be informed of the following suggestions:

- a) The monotonous appearance of the east wall should be broken up, possibly by utilizing vertical pilasters and emphasizing the portals. This would also increase the sense of entry to the building.
- b) Consider installing a concrete sidewalk to separate the asphalt parking area from the building, thus providing more convenient pedestrian movement.
- c) Employ either concrete block or brick throughout the building.
- d) Restudy the fenestration of this project.

When revised plans for this project are submitted, the applicant is requested to include colour chips and sample materials to assist the Committee in its evaluation.

REVISED PLANS REQUESTED

Design Committee Minutes
November 13, 1974


6. B-2122 - PROPOSED COMMERCIAL BUILDING, 900 BLOCK BRUNETTE AVENUE,
CORNER WOOLRIDGE STREET - 2ND REVIEW

The Committee received a verbal report from the Community Planner regarding a meeting he had with the owner and architect of this proposed building. Mr. Jackson stated that the owner does not feel he can comply with the Committee's requests of October 23, 1974 regarding building setback, and therefore will be requesting the issuance of a building permit without Design Committee approval of the project. The architect stated that three design changes requested by the Committee will be carried out.

The Committee appreciates the developer's concern with time constraints but believes that the long term development of Brunette Avenue requires a consistent approach, and therefore strongly encourages the owner to apply to the Board of Variance for a relaxation of the front yard setback, as requested in the Design Committee minutes of October 23, 1974; noting that a successful appeal would allow him to locate the building so that not only will the community benefit, but the value of the building will also be enhanced greatly over the long term.

REVISED PLANS REQUESTED

KM/ci


K. McLaren
Secretary

DISTRICT OF COQUITLAM

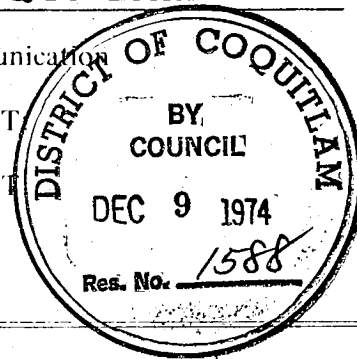
Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT

DATE: Nov. 27, 1974

FROM: Design Committee

DEPARTMENT



YOUR FILE:

SUBJECT: Design Committee Minutes
November 27, 1974

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Council Chambers on Wednesday, November 27, 1974 at 3:30 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. D. Insley
Mr. D. Nichols
Mr. S. Sinclair
Mr. K. Webber

STAFF:

Mr. S. Jackson, Community Planner
Mr. K. McLaren, Planning Assistant

1. CONSULTANTS' REPORT ON RIDGEWAY AVENUE BETWEEN NELSON STREET AND MARMONT STREET

The Committee briefly discussed the results of the Public Meeting held on November 20, 1974, and the alternatives presented by the consultants at that meeting.

The Committee then suspended the meeting and met with the consultants, Mr. G. Hanson and Mr. K. Burroughs, on the site at Ridgeway Avenue.

A walking tour of the area was then conducted by the consultants, who pointed out a number of problems which could require solution, including:

- a) the Hydro poles;
- b) the Safeway transformers;
- c) the rear of the Safeway building;
- d) grade of the lane behind Sherwin-Williams;
- e) pedestrian walkways through to the apartment area to the north.

The Committee returned to the meeting with the consultants.

Mr. Ken Burroughs presented five more schemes, which were modifications of the original alternative #3, taking into consideration comments made at the public meeting of November 20, 1974.

Design Committee Minutes
November 27, 1974

These alternatives all offered a more desirable solution to the truck access/egress problem at the rear of Safeway and the liquor store, as well as a pedestrian linkage by way of a stairwell from Ridgeway Avenue to the west side of Safeway.

Mr. Burroughs pointed out that a great deal of the decision in regard to a solution depended on the extent Ridgeway Avenue would be used for through traffic. This was followed by a lengthy discussion on the merits of the various schemes.

Committee members then proceeded to give their individual opinions on a choice of solutions.

Mr. D. Insley favours:

- Scheme #6, modified to reduce each of the 7 foot wide sidewalks by 2 feet, using the extra 4 feet for a landscaped median strip.
- the 60 degree parking spaces in this alternative.
- the planting of trees as shown.
- the emphasis on local traffic by reducing the access widths at the entrances from Marmont Street and Nelson Street, together with a restricted speed limit.

Mr. D. Nichols prefers:

- Scheme #6, without the median because it would leave the option open for permitted U-turns if this street is to be used for through traffic.
- the pedestrian linkages strengthened with more landscaping, i.e. some of the smaller areas shown should be grouped into larger areas, with benches, etc.

Mr. K. Webber finds most acceptable:

- Scheme #6, with sidewalk widths reduced and a landscaped median incorporated into the design.
- feels that the power lines must be placed underground.

Mr. V. Harford favours:

- Scheme #6 with a landscaped median.
- some of the smaller landscape areas strengthened with benches, etc.

Mr. J. Finlay prefers:

- Scheme #6, with the reduced sidewalk widths and a landscaped median.
- combining some of the smaller landscape areas into larger ones, with a sidewalk through them for pedestrians.
- the power lines placed underground and decorative lighting utilized on the street.

Design Committee Minutes
November 27, 1974

Mr. S. Sinclair favours:

- Alternative #4a of the original proposals by the consultants as this would provide for through traffic.
- Modifications he suggested are:
 - a) incorporate the solution for the truck loading at the rear of the liquor store, as shown on these latest proposals.
 - b) introduce 45 degree parking into the setback on the south side of Ridgeway, east of the proposed new access for Safeway.

The Committee then asked the consultants to submit to the next regularly scheduled meeting of the Design Committee a modification of Scheme #6, taking into consideration the comments of Committee members.

The consultants left the meeting at this point.

REVISED PLANS REQUESTED.

2. B-2249 - PROPOSED INDUSTRIAL BUILDING ON SW CORNER PHEASANT AVENUE AND HOY STREET - 1ST REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department on November 18, 1974, and the revised plans submitted November 26, 1974.

This project is very near the proposed Town Centre Area, and adjacent to the rail lines, which could possibly be utilized in future for light rapid transit. Due to this strategic location, the Committee would like to encourage the applicant to erect a more interesting structure by alleviating the monotony of the facade and increasing the aesthetic quality of the building.

The bond beams may be expressed with wider coursings, and perhaps a different material could be used above this bond beam, perhaps cedar facing. The bond beam could be extended out from the building, and the cedar siding expressed as a mansard.

The windows should be carried through as a horizontal element or the owner could consider skylights in place of the upper windows.

The concrete blocks should be painted a colour more compatible with the surroundings, perhaps a natural colour or beige.

Design Committee Minutes
November 27, 1974

B-2249 cont'd

The landscaping proposed for this building lacks continuity. The Committee suggests:

- a) mass planting in front of the building at sizes which would fill out and reach maturity in five years;
- b) planting of non-deciduous trees such as conifers or broad-leaved evergreens, and recommends installing only one tree type for unity.

REVISED PLANS REQUESTED.

3. B-2251 - PROPOSED INDUSTRIAL BUILDING ON NORTH SIDE OF LOUGHEED HIGHWAY EAST OF SCHOOLHOUSE STREET - 1ST REVIEW

The Committee reviewed the plans submitted to the Planning Department November 19, 1974 and the coloured perspective submitted September 16, 1974.

The Committee feels the unimaginative design proposed for this project is not acceptable. Concern was expressed that this project is proposed to be constructed in a prominent location which will be highly visible from the Lougheed Highway. In view of this, the Committee suggests that if the owner has sought professional advice, he ask his architect to consider the following points:

- 1) The exterior appearance of the building does not express the use proposed inside.
- 2) The project lacks scale i.e. the building is not properly proportioned, and the materials used are inconsistent with the building shape and not compatible.
- 3) The facade does not relate to the rest of the building. This facade should better express the entry, and the entry should be protected from the weather.
- 4) The fenestration needs restudy. The detail of the windows is not expressed well; one example of this is that the windows in the lounge are the same as the windows in the telex room.

Should the applicant wish, the Committee would be prepared to meet with his architect to discuss this project.

REVISED PLANS REQUESTED.

Design Committee Minutes
November 27, 1974

4. B-2218 - PROPOSED COMMERCIAL BUILDING AT NE CORNER OF
BRUNETTE AVENUE AND NELSON STREET - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department October 18, 1974 and the coloured perspective submitted November 27, 1974.

The design for this building is acceptable.

Rooftop screening of the mechanical equipment is suggested, perhaps by carrying the mansard expression back to the rear of the building.

The Committee is concerned that, due to the grades, there may be problems with children climbing on the roof. If the owner finds it necessary to install a screen, the Committee trusts it will receive an appropriate architectural treatment.

A detailed landscape plan is requested. This plan should include:

- 1) The sign base being tied into the landscape plan with perhaps a brick structure.
- 2) Some inexpensive landscaping within the 12 foot additional setback strip, noting that it may be some time before Brunette Avenue is widened.

REVISED PLANS REQUESTED.

5. PRELIMINARY PLANS FOR PROPOSED ADDITION TO CAISSE POPULAIRE
AT 1013 BRUNETTE AVENUE - 1ST PRELIMINARY REVIEW

The Committee reviewed the preliminary plans submitted to the Planning Department November 13, 1974 and the coloured perspective submitted November 26, 1974.

The provision of the new horizontal precast concrete band is a worthwhile unifying element. The proposed addition, however, does not relate to the existing building well enough. The addition should retain the feeling of an open garden area by carrying through with the present window theme in the front of the building, at least to the vertical line at the west side of the second floor, thus opening up the waiting area. The entry could then be better expressed by carrying the canopy over to the line of the second floor. Consideration should also be given to the use of concrete for the addition, since it may relate better to the existing structure.

REVISED PLANS REQUESTED.

Design Committee Minutes
November 27, 1974

6. PRELIMINARY PLANS FOR 44 TOWNHOUSE UNITS AT NE CORNER OF
AUSTIN AVENUE AND GATENSBURY STREET - 1ST PRELIMINARY REVIEW

The Committee reviewed the plans submitted to the Planning Department November 20, 1974 and November 27, 1974 and the coloured perspectives submitted November 27, 1974.

The Committee feels this concept is far superior to the originally proposed three high-rise towers. The proposal to provide car parking within the individual units is commendable.

A detailed coloured perspective of one of the units, with colour chits and sample materials would be of benefit for further reviews.

The Committee would also suggest the applicant supply:

- a) a tree survey of all existing trees;
- b) detailed plan of the finished grades proposed over the site;
- c) a fence detail, noting the Committee will be looking for a fence which would be a design element, varied in plan as well as elevation.

The applicant should consider reducing the massive expanse of blacktop wherever possible. One way of achieving this may be to change the materials in front of the units. In addition, the courtyard concept could be better expressed if bricks and cobblestones were incorporated into the design.

The Committee realizes the applicant is attempting to locate the day care unit in a central location, but suggests that it may be advisable to orient it to the park or playground areas.

The poplar trees proposed around the periphery might be more interesting if varied with other planting materials.

ACCEPTABLE FOR PUBLIC
HEARING WITH CONDITIONS.

7. ADVISORY PLANNING COMMISSION RESOLUTION NO. 2872 - 3RD REVIEW

A lengthy discussion was held on the way to approach the problem of small lot developments.

The Committee decided to look at some suggestions for the development of interior lots where abutting existing single-family dwellings.

Design Committee Minutes
November 27, 1974


Many suggestions were put forth regarding setbacks and building heights.

This matter was then tabled for the Planning Department to have some sketches drawn up, based on the discussion, and forwarded to the Committee members for further thought prior to the next meeting.

TABLED.

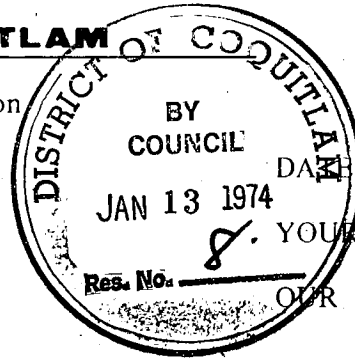
The meeting adjourned at 9:45 p.m.

KM/ci


K. McLaren
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication



Dec. 23, 1974

TO: Advisory Planning Commission DEPARTMENT:

FROM: Design Committee DEPARTMENT:

SUBJECT: Design Committee Minutes
December 23, 1974

YOUR FILE:

OUR FILE:

A special meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Planning Director's office on December 23, 1974 at 1:45 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. D. Insley

STAFF:

Mr. D.M. Buchanan, Planning Director

1. B-2271 - PROPOSED MOTEL AT GUILBY STREET AND LOUGHEED HIGHWAY
2ND REVIEW

Mr. D. Nairn of Multiform Consultants Ltd. submitted a letter dated December 23, 1974 and was present, together with his client, Mr. F. Smith. They reviewed changes to plans and submitted revised plans as an answer to the comments of the Committee of December 11, 1974. The plans reflected a change to the materials on the second storey adjacent to the recreation room. A Mr. Robillard has been hired as landscape architect, as outlined in the aforementioned letter, to review all questions as to landscaping and the problems of the northern end of the site. After hearing from Mr. Nairn and reviewing the project following the presentation, the Committee found the project to be acceptable, and wished the architect to consider the following alternatives on the southern elevation to answer the question as to "clarity" on that elevation:

- a) decorative lighting,
- b) 4-6 inch washed river rock in 3 foot space between curb stop and wall,
- c) recessed windows to as deep as possible,
- d) planting, either in wrought iron boxes or hanging baskets, subject to such landscaping not interfering with motor vehicles and pedestrians.

Design Committee Minutes
December 23, 1974

B-2271 cont'd

It is felt that these changes would ameliorate the problems associated with the southern elevation. The Committee also trusts that the proposed freestanding sign will be in keeping with the high standard set with the development, and would require that the sign be subject to a special approval by the Planning Director over and above the usual Building Inspector's review under the Sign Control By-law. The Committee was also very satisfied to see that the architect is changing the surfacing under the porte-cochere and on the pedestrian walkway on the east side of the building. They are also satisfied that the architect will now be considering radii around planters at the perimeter of parking rather than the square curb design.

ACCEPTABLE FOR DEVELOPMENT AGREEMENT

2. Z-44-74 - PROPOSED CONDOMINIUM IN THREE STOREYS ON WEST SIDE OF SCHOOLHOUSE STREET SOUTH OF ROCHESTER PARK - 2ND REVIEW

The Committee reviewed the project in relation to its design guidelines on sloping sites. They found the proposed terracing along the eastern side of the building quite rigid, and suggested that the straight lines be amended somewhat to get away from the rigid appearance created; they further suggested that in lieu of shrubbery that tall trees be considered in this area. One of the concerns was the motor vehicle lights coming through the open areas from the parking level, as well as the general appearance of the development from the east. They noted that colour chips would be necessary to establish fully the colour of stucco being proposed with the development, the colour having varied from that presented in the original perspective. The Committee also noted that more detail would be required as to the landscaping around the complete project at the time of building permit application.

ACCEPTABLE FOR PUBLIC HEARING

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3. Z-60-74 - PROPOSED 32 SUITE APARTMENT AT WHITING WAY AND
COTTONWOOD AVENUE - 1ST REVIEW

The Committee took an initial look at this application and noted that the submission to the Planning Department was incomplete. They did suggest that when a complete submission is prepared by the architect that he include a "key plan" for the surrounding area at the same scale, 1":20', and that this plan extend at least 100 feet beyond the subject property to the south and east in order that the interrelationship with buildings and site development could be indicated.

TABLED

4. Z-58-74 - PROPOSED 88 UNIT TOWNHOUSE DEVELOPMENT BETWEEN
MATHEWSON AVENUE AND CAPE HORN AVENUE WEST OF ESSONDALE
BOUNDARY - 1ST REVIEW

The Planning Director noted that this application had been tabled by Council pending a review as to transportation access from the Lougheed Highway to and through this area. He also noted that comments should be sought from the Municipal Engineer with regard to access to this development from Mathewson Avenue. Furthermore, comments from B.C. Hydro would be required in regard to the access to Cape Horn Avenue and the proposed recreation facilities on the B.C. Hydro right-of-way.

The Committee noted that when this application comes back to them, sections through the development and elevations will be needed, which are drawn up for the specific development.

The Committee could not review the matter further since the architect could not return the coloured perspective and plans borrowed.

TABLED

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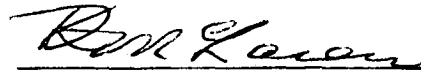
5. PRELIMINARY REVIEW - B.C. HYDRO BUILDING ON BARNET HIGHWAY
WEST OF PEACE NO. 2 HYDRO LINE

The Committee wished to commend the architect highly on his unique design approach with the open courtyard, and thereafter had the following comments:

- 1) There was concern about the fence detail and the nature of the open yard area.
- 2) The Committee wished to stress the need for a detailed landscape plan to show how the existing trees would be protected, and how the landscaping would work in relation to the proposed building.
- 3) There was a concern about the electronic equipment, and specifically radio antennas and similar devices beyond this site which would take away from the high standard of design.

ACCEPTABLE

DMB/ci


D.M. Buchanan,
Planning Director

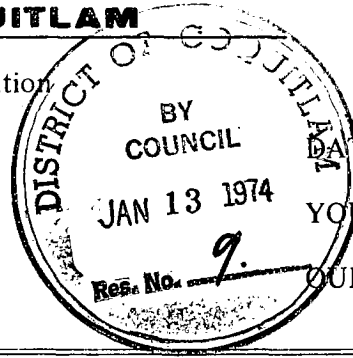
DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Advisory Planning Commission DEPARTMENT:

FROM: Design Committee DEPARTMENT:

SUBJECT: Design Committee Minutes
December 11, 1974



DATE: Dec. 11, 1974

YOUR FILE:

OUR FILE:

A regular meeting of the Design Committee (Group B - Advisory Planning Commission) was held in the Committee Room on December 11, 1974 at 4:00 p.m., with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. D. Insley
Mr. D. Nichols
Mr. S. Sinclair
Mr. K. Webber

STAFF:

Mr. S. Jackson, Community Planner
Mr. K. McLaren, Planning Assistant
Mr. A. Louie, Design Engineer

CONSULTANTS:

Mr. G. Hanson
Mr. K. Burroughs

1. CONSULTANTS' REPORT ON RIDGEWAY AVENUE BETWEEN NELSON STREET AND MARMONT STREET

Mr. Burroughs presented the latest alternative for Ridgeway Avenue to the Committee. Mr. Burroughs emphasized that this alternative is being recommended to the Committee on the premise that Ridgeway Avenue will not be a through traffic road.

The Committee recommends that this latest plan and details stamped received in the Planning Department December 12, 1974 be presented to Council on December 16, 1974.

Mr. A. Louie, Mr. K. Burroughs and Mr. G. Hanson left the meeting at this point.

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2. Z-41-74 - PROPOSED TWO EIGHT-STOREY HIGH-RISE APARTMENT TOWERS
ON WEST SIDE OF WESTVIEW STREET JUST SOUTH OF AUSTIN AVENUE -
3RD PRELIMINARY REVIEW

Mr. L. Doyle, the Architect for this project, submitted a revised set of drawings and a massing model of the area to the Committee and explained his client's proposals. After a brief discussion, Mr. Doyle left the meeting.

A review of the model has confirmed the Committee's suspicions that the solution proposed for this site is a piecemeal approach to what should have been a comprehensive development, tied in some way to the shopping centre. The Committee realizes that the existing development and road patterns have contributed to this problem.

It appears that the only attempt being made to integrate this project with the existing shopping centre is the landscaping, which is carried down the slope in a successful manner. This is shown on sketch 3 of 5 on the plans stamped received in the Planning Department December 12, 1974. If and when this project reaches the development agreement stage, this landscaping approach should be made a specific requirement.

The Committee reluctantly approves this project to be forwarded to Public Hearing. The Committee strongly recommends that this project should go forward with a 12-storey building on the northerly site, noting that this would not increase the floor area of the project. This would provide more open space and result in a more interesting and less monotonous skyline. If an amendment to the Zoning By-law cannot be carried out within a reasonable period of time, then the eight-storey building should be allowed to proceed. The Committee notes that this recommendation requires Advisory Planning Commission consideration before going to Public Hearing in light of the Commission Resolution No. 2862 passed October 2, 1974.

ACCEPTABLE FOR PUBLIC HEARING

3. B-2249 - PROPOSED INDUSTRIAL BUILDING ON SW CORNER OF PHEASANT
AVENUE AND HOY STREET - 2ND REVIEW

The Committee reviewed the revised plans, the coloured perspective, and the letter from the owner, submitted to the Planning Department on December 10, 1974. This project is now acceptable.

ACCEPTABLE

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4. B-2216 - PROPOSED FIRE HALL AT COAST MERIDIAN ROAD AND HIGHLAND DRIVE - 2ND REVIEW

The Committee reviewed the revised plans submitted to the Planning Department December 4 and December 5, 1974 and the letters submitted December 4, 1974.

This project is now acceptable subject to the siren on the roof being screened by using some architectural treatment.

Consideration should be given to providing some substantial planting in those areas adjacent to the building which will not be disturbed when additions are made.

ACCEPTABLE WITH CONDITIONS

5. B-2218 - PROPOSED COMMERCIAL BUILDING AT NE CORNER OF BRUNETTE AVENUE AND NELSON STREET - 2ND REVIEW

The Committee reviewed the revised plans received in the Planning Department December 10, 1974 and the letter from the architect received December 9, 1974.

This project was found to be acceptable subject to the landscaping in the front of the building being augmented. Consideration may be given to spacing the mugho pines at 3-3½ foot intervals.

ACCEPTABLE WITH CONDITIONS

Mr. Insley and Mr. Webber left the meeting at this point.

6. B-2265 - PROPOSED COMMERCIAL BUILDING AT 533 CLARKE ROAD, NORTH OF SMITH AVENUE - 1ST REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department November 29, 1974.

As this building will be located in a highly visible location, the applicant is requested to give further consideration to the design of the building. The areas of particular concern to the Committee are:

- 1) The pavement, which is carried through to the building with no provision for a sidewalk.

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B-2265 cont'd

- 2) The facade which appears to be flat an unappealing.
- 3) The unbroken length of the exposed side walls.

The Committee was informed by Mr. McLaren that, according to the Zoning By-law, an area adjacent to the Clarke Road property line could not be used for accessory off-street parking. It is therefore requested that this area be utilized for planting to augment the landscaping in the front of this building.

The Committee feels the proposed sign should be better integrated with the building.

REVISED PLANS REQUESTED

7. B-2271 - PROPOSED MOTEL ON NORTH-EAST CORNER LOUGHEED HIGHWAY AND GUILBY STREET - 1ST REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department December 5, 1974.

The Committee would like to comment on this project as follows:

- 1) The design of the resident wing is satisfactory, however, the cantilevered stone work seems to require some supporting element.
- 2) The great expanse of blacktop should be broken up wherever possible, and concern was expressed that the blacktop is proposed to extend right up to the building, without consideration being given to pedestrian access or landscaping.
- 3) The project architect may consider using a different paving material at the entrance to better express its function.
- 4) The exterior of the Games and Recreation room is incompatible with the materials used for the remainder of the building.
- 5) The south elevation lacks clarity, and should be better integrated with the remainder of the structure.
- 6) The design of the restaurant area should be reconsidered.
- 7) The sign could be given further design consideration.
- 8) Due to the size of this project and its highly visible location, the Committee suggests that the owner seek professional advice on the landscaping, with special attention to:

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B-2271 cont'd

- a) the landscaping on the north slope;
- b) a more complete ground cover to help stabilize the slopes;
- c) reconsideration of the slopes themselves.

REVISED PLANS REQUESTED

8. B-2255 - PROPOSED INDUSTRIAL BUILDING ON WEST SIDE OF PIPELINE ROAD NORTH OF GLEN DRIVE - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department November 21, 1974. This project was found to be acceptable.

ACCEPTABLE

Mr. Insley returned to the meeting at this point.

9. B-2260 - PROPOSED COMMERCIAL BUILDING AT NW CORNER OF CHRISTMAS WAY AND LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department December 4, 1974 and the coloured perspective received March 11, 1974.

The design shown on the coloured perspective and previously reviewed by the Committee is felt to be superior to the building now presented. The Committee would therefore ask the project architect to clarify why the design was altered.

Consideration should be given to extending the sidewalk out to incorporate the curb stops.

The planting materials along the west side of the site should be co-ordinated with those used in Westwood Mall. The large bark mulch areas without planting are not acceptable. The planting should be increased in relation to size as well as quantity.

REVISED PLANS REQUESTED

The meeting adjourned at 7:30 p.m.

KM/ci


K. McLaren, Secretary